

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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Agenda Item #9

October 21, 2010

TO: Commissioners and Alternates
FROM: Will Travis, Executive Director (415/352-3653 travis@bcdc.ca.gov)
Joe LaClair, Chief Planner (415/352-3656 joel@bcdc.ca.gov)
SUBJECT: Proposed Bay Plan Amendment No. 1-08 Concerning Climate
Change, Comment Letters
(For Commission consideration on November 4, 2010)

Staff Report

Identical versions of the attached letter were submitted to the Commission by 726 individuals. The names and address of the individuals are attached.



Making San Francisco Bay Better

From: stanton_ernest@yahoo.com

To: info@bcdcc.ca.gov

Sent: Wed, 20 Oct 2010 23:54:31 -0700

Subject: Pass the Bay Plan Climate Change Policy

Ernest Stanton
2170 9th Ave
San Francisco, CA 94116-1355

October 21, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Ernest Stanton

Julie	Abraham	29 Finger Ave	Redwood City	CA	94062
Eva	Adamyman	4618 1/2 Prospect Ave	Los Angeles	CA	90027
Maggie	Adrian	12247 Stagg St	North Hollywood	CA	91605
Edwin	Aiken	663 Torrington Dr	Sunnyvale	CA	94807
Mike	Airoldi	1201 Glen Cove Pkwy #1011	Vallejo	CA	94591
Steve	Ajay	56 Plaza Dr	Berkeley	CA	94705
Alicia	Alatrliste	7770 Regents Rd #113-105	San Diego	CA	92122
Thomas	Alexander	135 Hancock St	San Francisco	CA	94114
Trisha	Allen	1036 McKinley Ave	Oakland	CA	94610
John	Allen	3368 Walnut Ln	Lafayette	CA	94549
Diane	Allen	315 Melville Ave	Palo Alto	CA	94301
Beverly	Allphin	1741 Derby St	Berkeley	CA	94703
Ramona	Ambrozic	714 Newport Cir	Redwood City	CA	94065
Gary	Anderson	75 Exeter Ave	San Carlos	CA	94070
Melanie	Andrus	313 Midori Ln	Calimesa	CA	92320
Craig Keith	Antrim	1312 S. Pacific Ave	San Pedro	CA	90731
Desiree	Aquino	1336 Chiplay Dr	San Jose	CA	95122
Nancy	Arbuckle	524 Nimitz Ave	Redwood City	CA	94061
Anthony	Arcure	4218 W Fountain Way	Fresno	CA	93722
Tami	Armitage	12854 Landale St	Studio City	CA	91604
John	Armitage	2545 Buena Vista Way	Berkeley	CA	94708
Dolores	Around	16809 Marilla St	Northridge	CA	91343
Siria	Arteaga	1212 Hilltop Ln	Modesto	CA	95358
Sabine	Axt	674 Morse Ave #D	Sunnyvale	CA	94085
Christopher	Aycock	2663 24th Ave	San Francisco	CA	94116
Christina	Babst	728 N Doheny Dr	West Hollywood	CA	90069
Teddi	Baggins	2136 Eunice St	Berkeley	CA	94709
Christopher	Bail	132 El Bosque Dr	San Jose	CA	95134
Brenda	Bailey	811 York St	Oakland	CA	94610
Valerie	Baldwin	243 Echo Lane	Portola Valley	CA	94028
Francis	Balluff	166 Sylvia Ave	Milpitas	CA	95035
K	Bandell	11065 East Imperial Hwy	Norwalk	CA	90650
Adam	Baron	46 Ironship Plaza	San Francisco	CA	94111
Gordon	Barrett	13591 Beaumont Ave	Saratoga	CA	95070
Ellen	Barth	642 Santa Rosa Ave	Berkeley	CA	94707
Mark	Bartholomew	76 Duane	Redwood City	CA	94062
Eddie	Bartley	493 Vermont	San Francisco	CA	94107
Toni	Bassett	667 Palm Ave	Los Altos	CA	94022
Abigail	Bates	2546 Granville Ave	Los Angeles	CA	90064
Candace	Batten	1936 Whitmore Ave	Los Angeles	CA	90039
Isabel	Bauer	703 Madison Ave	Redwood City	CA	94061
Rhona	Baum	14593 Oak St	Saratoga	CA	95070
Jessica	Bay	396 Lombard St #1	San Francisco	CA	94133
Gary	Bea	1790 Karamenos Ct	Sunnyvale	CA	94087
Barbara	Beck	407 Oak Manor Dr	Fairfax	CA	94930
Collen	Bednarz	423 Darwin St	Santa Cruz	CA	95062
Meg	Beeler	16100 Sobre Vista Ct	Sonoma	CA	95476
Debbie	Belanger	121 Opal Ave	Redwood City	CA	94062
Diane	Belknap	640 Fox Court E	Redwood City	CA	94061

Pat	Bell	987 Sylvan Dr	San Carlos	CA	94070
Annie	Belt	540 Bonita Ave #203	San Jose	CA	95116
Howard	Benedict	38 Yukon St	San Francisco	CA	94114
Ian	Bennett	2535 Regent St #5	Berkeley	CA	94704
Ricardo U	Berg	4020 Marathon St #320	Los Angeles	CA	90029
Joyce	Berkowitz	321 Brookwood Ave	San Jose	CA	95116
Juliann	Berman	508 Nimitz Ave	Redwood City	CA	94061
Leyna	Bernstein	1127 Garfield Ave	Albany	CA	94706
Raymond	Berntsen	5518 30th Ave NE	Seattle	WA	98105
Cynthia	Bienvenue	1920 N Garfield Ave	Pasadena	CA	91104
Stephanie	Bishop	1859 14th Ave	San Francisco	CA	94122
Jill	Blaisdell	5152 Earl Dr	La Canada	CA	91011
Russell	Blalack	1081 Milky Way	Cupertino	CA	95014
Jan	Blum	2160 Leavenworth St. #201	San Francisco	CA	94133
Ronald	Bogin	2605 Edward	El Cerrito	CA	94530
Ronald	Bogin	2605 Edwards	El Cerrito	CA	94530
Deniz	Bolbol	PO Box 5656	Redwood City	CA	94063
Jose Ricardo	Bondoc	410 Winston Dr #104	San Francisco	CA	94132
Judith	Borcz	75 Fox Hollow Lane	Redwood City	CA	94062
Barbara	Boros	3733 Mariana Way #B	Santa Barbara	CA	93105
James	Boyson	259 Lincoln Ave	Redwood City	CA	94061
Kelly Moore	Brands	638 Q St NW	Washington	DC	20001
Bonnie	Breckenridge	4143 44th St	San Diego	CA	92105
Tina	Brenza	6693 Buckhorn Trail	Loves Park	IL	61111
Shirley	Brewin	2232 MLK Jr Way	Berkeley	CA	94704
Jerry	Brick	Crompton Rd	Redwood City	CA	94601
Rachael	Brittain	34611 Chilton Ave	Pine	CO	80470
Linda	Brockett	3015 E Bayshore Rd #407	Redwood City	CA	94063
Wayne	Brotze	201 4th St #510	Oakland	CA	94607
Leslie	Brown	PO Box 1713	Manhattan Beach	CA	90267
Patricia	Brown	423 Wellington Dr	San Carlos	CA	94070
Vera	Brown	6 Barcelona Circle	Redwood City	CA	94065
Deirdre	Brownell	333 Andover Dr #108	Burbank	CA	91504
Ken	Bruckmeier	5836 Clover Drive	Oakland	CA	94618
Rose	Bruno	945 Lanini Drive	Hollister	CA	95023
Athena	Buchanan	530 Seaver Dr	Mill Valley	CA	94941
Joseph	Buhowsky	83 Tahoe Ct	San Ramon	CA	94582
Michael	Burdette	998 Castle Hill Rd	Redwood City	CA	94061
Ken	Burke	5000 MacArthur Blvd	Oakland	CA	94613
Kelly	Burnette	1135 Crestview Drive #5	San Carlos	CA	94070
Joseph	Burns	2516 Piedmont Ave #1	Berkeley	CA	94704
Juan	Byron	545 Moore Rd	Woodside	CA	94062
Wendel	Caldwell	1571 8th St	Berkeley	CA	94710
Charles	Calhoun	2459 Post St	San Francisco	CA	94115
Lynn	Camhi	95 Marshall Ave	Petaluma	CA	94952
Mimi	Campbell	410 Lancaster Way	Redwood City	CA	94062
Brandi	Campbell	273 Bradford St	San Francisco	CA	94110
A	Cannara	2043 Sterling	Menlo Park	CA	94025
Melissa	Capria	1043 Powell St #2	San Francisco	CA	94108

Nicole	Caputo	135 Old Coast Wagon Rd	Petrolia	CA	95558
Sylvia	Cardella	4570 Bluff Top	Hydesville	CA	95547
Suzanne	Carder	114 12th Ave	San Mateo	CA	94402
Gaile	Carr	1821 Eddy Dr	Mt Shasta	CA	96067
Kathryn	Carroll	2645 Camino Lenada	Oakland	CA	94611
Roberto	Carteno	31077 Calle San Diego	San Juan Capistrano	CA	92675
Joseph	Cerny	Dept of Chemistry, UC Berkeley	Berkeley	CA	94720
Chase	Chakeris	77 Paloma Ave #303	Pacifica	CA	94044
Cory	Chamberlain	8 Dove Place	Novato	CA	94949
Cory	Chamberlain	8 Dove Pl	Novato	CA	94949
Arthur	Chan	3727 Northridge Dr	Concord	CA	94518
Allison	Chan	2190 Grove St #5	San Francisco	CA	94117
Leonard	Chandler	732 Jasper St	San Jose	CA	95116
Jody	Chang	909 Washington St	San Jose	CA	95112
Dylan	Chapple	830 58th St	Oakland	CA	94608
Taissa	Cherry	1 Edgewater Rd	Belvedere	CA	94920
Lynn	Chiapella	631 Colorado Ave	Palo Alto	CA	94306
Andrea	Chin	307 Quinhill Ave	Los Altos	CA	94024
David and Clai	Chittenden	14 Underhill Rd	Mill Valley	CA	94941
Dylan	Christensen	428 Alice St #621	Oakland	CA	94607
Helena	Chung	2021 Alta Loma St	Davis	CA	95616
Deborah	Claassen	820 Albatross Dr	Novato	CA	94945
Elizabeth	Claman	347 West Bissell Ave	Richmond	CA	94801
Sally	Clark	2462 Alvin St	Mountain View	CA	94043
Donna	Clark	2220 Westmont DR	Alhambra	CA	91803
Holly	Clarke	19107 Garrison Ave	Castro Valley	CA	94546
Ronald	Clazie	415 Santa Rita Ave	Menlo Park	CA	94025
Robert	Clinton	PO Box 2561	Menlo Park	CA	94026
Jerry	Clymo	2551 Monarch Pl	Union City	CA	94587
Dean	Cobb	5837 Morgan Place #99	Stockton	CA	95219
Annalee	Cobbett	5517 C Vallejo St	Emeryville	CA	94608
Shiela	Cockshott	2753 Yosemite Dr	Belmont	CA	94002
Howard	Cohen	3272 Cowper St	Palo Alto	CA	94306
Eleanor	Cohen	907 Glendome Cur	Oakland	CA	94602
Hal	Collard	1433 Barrows Rd	Oakland	CA	94610
Lisa Nelson	Colton	1758 S Crescent Heights Blvd	Los Angeles	CA	90035
Richard	Cooper	5631 Castle Dr	Oakland	CA	94611
Norma	Corey	740 Mediterranean Lane	Redwood City	CA	94065
Joe	Corio	3010 Fulton St	San Francisco	CA	94118
J Simon	Cornette	2392 Nobili Ave	Santa Clara	CA	95051
Susan	Cossins	459 Marin Dr	Burlingame	CA	94010
John	Counter	115 Shoreline Hwy #303	Mill Valley	CA	94941
Adele	Cox	45 Fulton ST	Redwood City	CA	94062
Mary Ann	Cramer	4133 Terrace St	Oakland	CA	94611
Jeanne	Crawford	331 Gambier St	San Francisco	CA	94134
Joanna	Crimmins	280 Caldecott Lane	Oakland	CA	94618
Wade	Crowfoot	6027 Harwood Ave	Oakland	CA	94618
Jim	Curland	PO Box 806	Moss Landing	CA	95039
Gladwyn	d'Souza	1473 6th Ave	Belmont	CA	94002

Beverly	Dahlen	15A Mirabel Ave	San Francisco	CA 94110
Matthew	Danielczyk	1459 Pheasant Dr	Petaluma	CA 94954
Eric	Dash	940 Natoma St #3	San Francisco	CA 94103
Jill	Davine	4047 La Salle Ave	Culver City	CA 90232
Mildred J	Davis	443 Tennessee Lane	Palo Alto	CA 94306
Karen	Davis	152 Oakfield Ave	Redwood City	CA 94061
David	de Korsak	21 Moss Lane	Oakland	CA 94068
Shirley	Dean	934 Santa Barbara Rd	Berkeley	CA 94707
Melanie	Demers	500 W. Middlefield Rd	Mountain View	CA 94043
Jennifer	Deming	1235 D Ramsel Ct	San Francisco	CA 94129
Trudy	Denney	640 Miramar Ave	San Francisco	CA 94112
Cynthia	Denny	950 Redwood Shores Pkwy F202	Redwood City	CA 94065
Genevieve	Deppong	10664 Baxter Ave	Los Altos	CA 94024
Sheila	Desmond	3148 Piper Ct	Cameron Park	CA 95682
L	Diaz	2460 22nd St	San Francisco	CA 94110
Jeffrey	Dickemann	2901 Humphrey Ave	Richmond	CA 94804
Aaron	Dickens	1362 Darby St	Spring Valley	CA 91977
Sandra	DiGiulio	204 Flynn Ave	Mountain View	CA 94043
Stephen	Dill	2630 Fayette DR	Mountain View	CA 94040
Richard	DiMatteo	236 Kalmia St #107	San Diego	CA 92101
Kendall	Dinwiddie	543 Jackson Dr	Palo Alto	CA 94303
Anne	Dios	106 Hewitt St #107	Los Angeles	CA 90012
Robert	Dixon	2229 Carmelita Dr	San Carlos	CA 94070
Dana	Dodge	36648 Magnolia St	Newark	CA 94560
Vickie	Domitrovich	3015 E. Bayshore Rd #446	Redwood City	CA 94063
Gina	Donoghue	831 Hillcrest Dr	Redwood City	CA 94062
Doron	Drusinsky	11425 Charsan Lane	Cupertino	CA 95014
Ken	Duckert	91 Grandview Place	Walnut Creek	CA 94595
Natalie	DuMont	233 Dolores St #1	San Francisco	CA 94103
Meredith	Dyer	135 Seton Way	Santa Cruz	CA 95060
Lloyd	Eater	165 Arroyo Way	San Jose	CA 95112
Anita	Ebla	19 Oakvale Ave	Berkeley	CA 94705
Jenn	Eckerle	PO Box 1394	Santa Barbara	CA 93102
Tyson	Eckerle	PO Box 1394	Santa Barbara	CA 93102
Donis, RN, PhD	Eichhorn	1509 Del Dayo Dr	Carmichael	CA 95608
Steve	Eklund	51 Nacional St	Salinas	CA 93901
Lewis	Ellingham	3850 18th St #306	San Francisco	CA 94114
Vince	Elliott	121-H Piccadilly Place	San Bruno	CA 94066
Robert	Emberton	1627 Paseo Del Cajon	Pleasanton	CA 94566
Karen	Erickson	455 Jerome St	San Jose	CA 95125
Elaine	Erickson	1426 Frontero Ave	Los Altos	CA 94024
Mary	Erickson	1115 Dartmouth St	Albany	CA 94706
S.	Etherton	504 E. 63rd St	New York	NY 10065
Tami	Etzion	541 Chetwood St	Oakland	CA 94610
Michael W	Evans	3731 S Sepulveda Blvd #1	Los Angeles	CA 90034
Lia	F	6114 La Salle Ave	Oakland	CA 94611
Linda	Fairclough	905 Azalea Ave	Burlingame	CA 94010
Tawna	Farmer	36 Old Landing Rd	Tiburon	CA 94920
Jan	Fenwick	28011 Elena Rd	Los Altos Hills	CA 94022

Pauline	Ferrito	9 Simons Way	Los Gatos	CA	95030
Kathryn	Fetter	1409 Sunnyslope Ave	Belmont	CA	94002
Deborah, PhD	Filipelli	PO Box 341	Sea Ranch	CA	95497
Christine	Fink	10 W Canterbury Dr	Stockton	CA	95207
Mark J	Fiore	1259D 14th Ave	San Francisco	CA	94122
Jonathan	Fisher	390 Rutherford Ave	Redwood City	CA	94061
Jude	Fletcher	1218 Campbell St	Oakland	CA	94607
Claire	Flewitt	975 Soto Dr	San Lorenzo	CA	94580
Barry	Flicker	36 Oak Grove Ave, PO Box 1115	Woodacre	CA	94973
Angela	Ford	7301 South Ave	Sebastopol	CA	95472
Patricia	Forrest	1198 Chesterton Ave	Redwood City	CA	94061
Lynne	Foster	3600	Tomales	CA	94971
A. Marina	Fournier	1082 Cameo Dr	Campbell	CA	95008
Stephanie	Fraissl	16315 Oak Canyon Dr	Morgan Hill	CA	95037
Jennifer	Fraissl	222 Lime Ave	Long Beach	CA	90802
Amy	Franz	2045 Clinton Ave #4	Alameda	CA	94501
Forest	Frasieur	454 East E St	Benicia	CA	94510
Lance	Frey	1548 Maple #38	Redwood City	CA	94063
Maggy	Frias	725 Taraval St #2	San Francisco	CA	94116
Marian	Fricano	4271 N 1st St	San Jose	CA	95134
Dean	Frick	3061 Market St	San Francisco	CA	94114
Nick	Friedman	1417 Highland Ave	Glendale	CA	91202
Nancy	Friedman	631 Vernon St	Oakland	CA	94610
Mitchell	Friedman	111 Cleaveland Rd #97	Pleasant Hill	CA	94523
Allyson	Frye-Henderson	2770 Caminito El Dorado	Del Mar	CA	92014
Roxanna	Galvan	1957 81st Ave	Oakland	CA	94621
Stefanie	Gandolfi	81 Donna Way	Oakland	CA	94605
Patricia	Gannon	1019 Tobago Lane	Alameda	CA	94502
Tammi	Garcia	111 N Brainard	LaGrange	IL	60525
Victor	Garcia	2221 Hopkins Ave	Redwood City	CA	94062
Michael	Garitty	13088 Vista Knolls	Nevada City	CA	95959
Joel	Gartland	725 Gartland Dr	Palo Alto	CA	94303
Yoram	Gat	830 Colorado Ave	Palo Alto	CA	94303
Gina	Gatto	18755 Crest Ave	Castro Valley	CA	94546
Alison	Geballe	2610 Filbert St	San Francisco	CA	94123
Gemma	Geluz	2929 Juniper St	Fairfield	CA	94533
Annick	Gentet	1747 Chalcedony St #12	San Diego	CA	92109
James	Gernand	112 Hilltop Dr	Redwood City	CA	94062
Jean	Giedt	4341 Bridgeport Dr	Mariposa	CA	95338
Diana	Gitnebaugh	969G La Mesa Ter	Sunnyvale	CA	94086
Ed, Architect	Glatfelter-Jones	903 Pacific Ave Suite 206B	Santa Cruz	CA	95060
Debbie	Gley	32041 Lazy Glen	Trabuco Canyon	CA	92679
Courtney	Gomas	2722 Carlson Blvd	Richmond	CA	94804
Carole	Gonsalves	1497 Los Rios Dr	San Jose	CA	95120
James	Gonsman	17010 Burl Lane	Occidental	CA	95465
Carol	Gordon	2801 Glendower Ave	Los Angeles	CA	90027
Marc	Gordon	1474 Samedra St	Sunnyvale	CA	94087
Judith	Gottesman	PO Box 5712	Berkeley	CA	94705
George	Graham	1501 Saturn Blvd #103	San Diego	CA	92154

Phyllis	Grant	1946 San Luis Ave	Mountain View	CA	94043
Arthur	Grantz	930 Van Auken Circle	Palo Alto	CA	94303
Blythe	Graves	630 Ambrose Dr	Salinas	CA	93901
H	Gray	29033 Dixon St #35	Hayward	CA	94544
Ed	Green	1801 Valdez Way	Fremont	CA	94539
Bert	Greenberg	6166 Montgomery Place	San Jose	CA	95315
Karuna	Greenberg	2369 Hilgard Ave	Berkeley	CA	94709
Probyn	Gregory	1766 N. Las Palmas Ave	Los Angeles	CA	90028
Shirley	Gregory	368 Deerfield Dr	Moraga	CA	94556
Elaina	Grigoryan	4933 Nofral Rd	Woodland Hills	CA	91364
Chaz	Groves	2050 Dovedale Ave	Cambria	CA	93428
Marilyn	Grush	5270 Case	Pleasanton	CA	94566
Joyce	Gubelman	1207-A 26th Ave	San Francisco	CA	94122
Steve	Haas	Arlington Way	Menlo Park	CA	94025
Catherine	Habiger	567 9th Ave	Menlo Park	CA	94025
Heather	Haller	33 Arroyo Ct	San Mateo	CA	94402
Annmarie	Hallin	34 Gregory Place	Oakland	CA	94619
Jjena	Hallmark	32416 Hupp Dr	Temecula	CA	92592
Terry	Hamilton	14 Alverno Ct	Redwood City	CA	94061
Lisa	Hammermeister	16456 Shamhart	Granada Hills	CA	91344
Charles	Hammerstad	780 Portswood Dr	San Jose	CA	95120
Marcella	Hammond	4365 Alabama St #1	San Diego	CA	92104
Susan	Hampton	1437 Richmond St	El Cerrito	CA	94530
Helen	Hanna	183 Gifford Way	Sacramento	CA	95864
Charles	Harris	34 Woodoaks Dr	San Rafael	CA	94903
James	Harris	763 Esplanada Way	Stanford	CA	94305
Mary	Harte	1180 Cragmont Ave	Berkeley	CA	94708
Aliyyahh	Harvey	17249 Via San Ardo	San Lorenzo	CA	94580
Rebecca	Haseleu	232 Stanley Rd	Burlingame	CA	94010
Jeanne	Hassenzahl	1020 Rose Ave	Piedmont	CA	94611
Clara Jo	Hayes	255 E Bolivar St #138	Salinas	CA	93906
Janet Gray	Hayes	1155 Emory St	San Jose	CA	95126
Laura	Helfman	297 Sunset Vista	Coalmont	TN	37313
Lon	Herbert	PO Box 72	Glen Ellen	CA	95442
Valerie	Herr	1541 Hawthorne Terrace	Berkeley	CA	94708
Kylie	Hetherington	870 Patrick Dr	Pinole	CA	94564
Barbara	Hewitt	1129 Cortez Ave	Burlingame	CA	94010
Steven	Hibshman	609 Celestial Lane	Foster City	CA	94404
Ryan	Hilles	41 Pelican Lane	Redwood City	CA	94065
Missi	Hirt	1150 Valencia St	San Francisco	CA	94110
Bob	Hirt	10325 Dempster Ave	Cupertino	CA	95014
Ananya	Hixon	PO Box 2749	San Anselmo	CA	94979
Charles	Hochberg	PO Box 569	Philo	CA	95466
Kane	Hoffman	31258 Highway 128	Cloverdale	CA	95425
Jeff	Hoffman	132B Coleridge St	San Francisco	CA	94110
Freda	Hofland	27070 Sherlock Rd	Los Altos Hills	CA	94022
Patrick	Holland	211 Vera Ave	Redwood City	CA	94061
Brett	Holland	451 S Main St #628	Los Angeles	CA	90013
Cheryl	Hollenbeak	577 Kirk Ave	Sunnyvale	CA	94085

Sidney J.P.	Hollister	456 Chestnut St	San Francisco	CA	94133
Melissa	Holmes	33365 Sandpiper Pl	Fremont	CA	94555
John	Holtzclaw	1508 Taylor	San Francisco	CA	94133
Timonie	Hood	1350 Hull Dr	San Carlos	CA	94070
Clare	Hooson	1203 Alameda #3	Belmont	CA	94002
Miles	Hopkins	75 Arch St. #211	Redwood City	CA	94062
Nancy	Hubbart	389 Belmont Ave	Redwood City	CA	94061
Patricia	Hunting	1234 Main St	San Francisco	CA	94105
Curt	Hutchings	1742 Donna Lane	San Jose	CA	95124
John	Imholz	1789 Leimert Blvd	Oakland	CA	94602
Rika	Ishibashi	2138 West 237th St	Torrance	CA	90501
Jeanine	Ishii	5357 Bryant Ave	Oakland	CA	94618
Eric	Ishikawa	741 Century Way	Danville	CA	94526
Weldon H	Jackson	2789 Bardy Rd	Santa Rosa	CA	95404
Jennifer	Jackson	419 Vernon ST	Oakland	CA	94610
J	Jackson	444 Saratoga Ave	Santa Clara	CA	95050
Richard	Jacoby	417 Van Ness Ave	Santa Cruz	CA	95060
Tina	Jaime	3746 Heppner Ln	San Jose	CA	95136
Janet	Jamerson	1632 Fairmont Dr	San Leandro	CA	94578
Philippe	Jamotte	1136 Grand St	Redwood City	CA	94061
James	Janz	95 Wilburn Ave	Atherton	CA	94027
Marilyn	Jasoni	509 Phillips Dr	Penngrove	CA	94951
Jessica	Jasper	6152 California St	San Francisco	CA	94121
Joel	Jensen	426 Northumberland Ave	Redwood City	CA	94061
Cheriel	Jensen	13737 Quito	Saratoga	CA	95070
Dagmar	Jesensky	PO Box 422953	San Francisco	CA	94142
Jeanette	Jini	1250 Willo Mar Dr	San Jose	CA	95118
Joyce	Johnson	132 N. Maple St	Burbank	CA	91505
Linn	Johnson	303 E Oakwood Blvd	Redwood City	CA	94061
Catherine	Johnston	2531 Alva Ave	El Cerrito	CA	94530
Jill	Jones	2035 Carleton St	Berkeley	CA	94704
Suzanne	Jonson	654 Castro #4	San Francisco	CA	94114
Thomas	Jordan	474 Churchill Ave	Palo Alto	CA	94301
Barbara and B	Jordan	50 Horgan Ave #9	Redwood City	CA	94061
Kenneth	Jorgensen	8 Poppy Lane	San Carlos	CA	94070
Miriam	Joscelyn	380 Key Blvd	Richmond	CA	94805
Natasha	Juliana	333 Walnut St	Petaluma	CA	94952
Steven	Jung	1155 Merrill St #105	Menlo Park	CA	94025
Maryam	Kamali	2409 De Koven Ave	Belmont	CA	94002
Babiak	Katherine	99 Bank St #7R	New York	NY	10014
Helmut	Kayan	230 Oak St #33	San Francisco	CA	94102
Helmut	Kayan	230 Oak St #33	San Francisco	CA	94102
Andrew	Keay	387 17th Ave	San Francisco	CA	94121
Karen	Keefer	1720 Valota Rd	Redwood City	CA	94061
Susannah	Kegler	810 27th St	San Pedro	CA	90731
Lindsay	Keilers	2000 Crystal Springs Rd	San Bruno	CA	94066
Mary	Kelley	939 York St	San Francisco	CA	94110
Alice	Kelly	6493 Cooper St	Felton	CA	95018
Gaye	Kelly	104 Acorn Dr	Petaluma	CA	94952

Jeanne	Kelly	810 27th St	San Pedro	CA 90731
Jennifer	Kelly	1750 University Ave	Palo Alto	CA 94301
William	Kennedy	263 Alameda de las Pulgas	Redwood City	CA 94062
Suzanne	Kent	2645 Old San Jose Rd	Soquel	CA 95073
Grant	Kinney	557 Vernon St	Oakland	CA 94610
Allysyn	Kiplinger	3772 Leighton St	Oakland	CA 94611
Judith	Kirk	272 Nevada St	Redwood City	CA 94062
James	Kirks	11 Hemming Lane	Chico	CA 95973
Tracey	Kleber	345 S. Anita Ave	Los Angeles	CA 90049
Christian	Klingner	1967 Paolo Ct	San Jose	CA 95131
Stephen	Knight	350 Frank Ogawa Plaza #900	Oakland	CA 94612
Brian	Knittel	27540 Sherlock Ct	Los Altos Hills	CA 94022
Lotti	Knowles	5635 Woodman Ave	Valley Glen	CA 91401
Zora L. MFT	Kolkey	PO Box 640484	San Francisco	CA 94164
D	Konar	5255 Desmond St	Oakland	CA 94618
Phaedra	Kossow-Quinn	1653 13th St	Arcata	CA 95521
Julie	Kramer	1288 Church St	San Francisco	CA 94114
Janine	Kraus	2132 Oregon St	Berkeley	CA 94705
Dennis	Kreiden-Karaim	23 Wharf Drive	Bay Point	CA 94565
Nissa	Kreidler	1411 Main St	Montara	CA 94037
Alene	Kremer	59 Hillview Ave	Redwood City	CA 94062
Nagarajan	Krishnamurthy	No 479, Sharavathi St, Jaraganal	Bangalore	MN 56007
Nancy	Krop	408 Keel Lane	Redwood City	CA 94065
K	Krupinski	392 E Palm St	Altadena	CA 91001
Carol	Kuelper	3111 California St	Oakland	CA 94602
Amy	LaGoy	2516 Piedmont Ave #1	Berkeley	CA 94704
Caleb	Laieski	PO Box 72028	Phoenix	AZ 85050
Charles	Laird	12562 Pinon Ct	Garden Grove	CA 92843
Ray	Lamanno	15 Monaco Ct	Danville	CA 94506
Juliet	Lamont	2249 Glen Ave	Berkeley	CA 94709
Martha	Land	1144 Marilyn Way	Concord	CA 94518
Phillip	LaRiviere	453 Tennessee Ln	Palo Alto	CA 94306
Pam	Larkin	5842 Dresslar Circle	I	CA 94550
Chip	Larrimore	178 Clinton St	Redwood City	CA 94062
William	Larsen	12 Big Tree Way	Woodside	CA 94062
Jillana	Laufer	3950 Laurel Canyon Blvd #804	Studio City	CA 91604
Tim	Lawnicki	20309 Thornlake Ave	Lakewood	CA 90715
Kathleen	Lawrence	68680 Dinah Shore Dr #68-D	Cathedral City	CA 92234
Marguerite	Lawry	PO Box 429	Bethel Island	CA 94511
Gervais	Le Luong	235 N Carol Dr	Anaheim	CA 92801
John	LeConte	29927 Oakvista Ct	Agoura Hills	CA 91301
Mishwa	Lee	3 Ardath Ct	San Francisco	CA 94124
Summer	Lee	520 B Monterey Rd	Pacifica	CA 94044
Dana	Lefkowitz	1416 Darby Rd	Sebastopol	CA 95472
Bill	Leikam	530 Kendall Ave #1	Palo Alto	CA 94306
Robert	Lemons	142 Lower Terrace	San Francisco	CA 94114
Ralph	Lentz	76 Duane	Redwood City	CA 94062
Andrew	Leonard	1216 Palm Ave	Redwood City	CA 94061
Rose	Lernberg	830 Baltra Dr	El Cerrito	CA 94530

Lora	Lerner	1945 Kinsley St	Santa Cruz	CA	95062
Jim	Leske	10500 Pine Hill Dr	Shadow Hills	CA	91040
Marjorie	Lev	4337 Cottage Way	Sacramento	CA	95864
Paula	Levine	167 Sussex St	San Francisco	CA	94131
Ellen	Levine	PO Box 2278	Castro Valley	CA	94546
Sandra	Lewis	1717 1/2 Oregon St	Berkeley	CA	94703
Donna	Lewis	12921 Oxnard St	Van Nuys	CA	91401
Eva	Libien	2 Eucalyptus Knolls St	Mill Valley	CA	94941
Robert	Lieber	734 Kains Ave	Albany	CA	94706
Jean	Lieber	1731 Parker St	Berkeley	CA	94703
Susan	Lilly	20361 Mobile ST	Winnetka	CA	91306
Seann	Lindstrom	448 Hemlock Ave	South San Francisco	CA	94080
Lawrence	Lipkind	999 Green St #2001	San Francisco	CA	94133
Jim	Lipman	25 Palmer Lane	Portola Valley	CA	94028
Amy	Lippert	210 Donegal Way	Martinez	CA	94553
Emily	Liu-Elizabeth	506 Railway Ave #120	Campbell	CA	95008
Michael	Lockert	20526 Birch Rd	Sonoma	CA	95476
Renee	Locks	325 Richardson Way	Mill Valley	CA	94941
Vicki	Logan	1505 Vine St	Belmont	CA	94002
Jody	London	480 Hardy St	Oakland	CA	94618
Melanie	Lopes	429 Vernon St #4	Oakland	CA	94610
Marsha	Lowry	1070 Mitchell Way	El Sobrante	CA	94803
Luis	Lozano	225 Pomona #3	Long Beach	CA	90803
John	Lukas	5641 San Luis Ct	Pleasanton	CA	94566
Richard	Luke	11911 Hilltop Dr	Los Altos Hills	CA	94024
Roger	Lundgren Jr	3600 Benton	Santa Clara	CA	95051
Lois	Lutz	4545 Entrada Ct	Pleasanton	CA	94566
Catherine	Lydon	PO Box 8060	San Jose	CA	95155
Gail	Lynch	215 Oakdale St	Redwood City	CA	94062
Georgia	Lynn	Torrey Pine	Bakersfield	CA	93308
Sarah	Lyons	2534 10th Ave	Oakland	CA	94606
James	MacDonald	3031 Carson St	Redwood City	CA	94061
Leslie	Mackay	57 Hancock St #3	San Francisco	CA	94114
Claudia	Mackey	5242 Grouse Run DR	Stockton	CA	95207
Felicia	Madsen	1116 Meredith Ave	San Jose	CA	95125
Edward	Manning	620 Sand Hill Rd 210D	Palo Alto	CA	94304
Stuart	Marcus	401 California Ave #6	Santa Monica	CA	90403
Mary	Markus	10462 Ramona Way	Garden Grove	CA	92840
Sherry	Marsh	5030 Alicante Way	Oceanside	CA	92056
Steve	Marsh	1740 Larkellen Ln	Los Altos	CA	94024
Christine	Martens	141 Erica Way	Portola Valley	CA	94028
Ben	Martin	49 Showers Dr A340	Mountain View	CA	94040
Timothy	Martin	485 Mountain Home Rd	Woodside	CA	94062
Lara	Martin	331 Frederick St	San Francisco	CA	94117
Angela	Martinez	600 E Weddell Dr #263	Sunnyvale	CA	94089
Nancy	Mavis	PO Box 2138	Glen Ellen	CA	95442
Sarah	Mayhew	2713 Cumberland Place	Davis	CA	95616
Susan	McBain	1155 Merrill St #105	Menlo Park	CA	94025
Janet	McCalister	620 Valley View Drive	Paradise	CA	95969

Richard	McCormick	157 Arch St #301	Redwood City	CA	94062
Sadie	McFarlane	207 Russia Ave	San Francisco	CA	94112
Doug	McGlashan	406 Seville Way	San Mateo	CA	94402
Lynn	McGowin	PO Box 7309	Menlo Park	CA	94026
Phoebe	McKinney	1629 Russell St	Berkeley	CA	94703
Barbara	McLauchlin	325 Vernon St #103	Oakland	CA	94610
Clysta	McLemore	307 Los Padres Blvd	Santa Clara	CA	95050
Elizabeth	McQuiston	52 Lochness Lane	San Rafael	CA	94901
David	Meacham	206 Frances Lane	Redwood City	CA	94062
Tomasita	MedAjl	PO Box 22551	San Francisco	CA	94122
Walter	Medeiros	1506 B Bonita Ave	Berkeley	CA	94709
Kerry	Memole	2004 Hopkins Ave	Redwood City	CA	94062
Golda	Michelson	106 Manor Rd	Fairfax	CA	94930
Lori	Michetti	1181 Singletary Ave	San Jose	CA	95126
Linda	Miilu	2060 Amanda Way #104	Chico	CA	95928
Stephanie	Miller	6629 Montecito Blvd	Santa Rosa	CA	95409
Ruth	Miller	1819 Billabong Lane	Chapel Hill	NC	27516
Nancy	Miller	411 Poppinga Way	Santa Maria	CA	93455
Melissa	Miller	1621 Detroit Ave	Concord	CA	94520
Barbara	Millin	1944 Emerson	Palo Alto	CA	94301
Barbara	Milman	2515 Alva Ave	El Cerrito	CA	94530
Linda	Mitchell	225 First St	San Rafael	CA	94901
Michael	Mitsuda	33210 Lake Oneida St	Fremont	CA	94555
Naoko	Mizuguchi	PO Box 26263	San Diego	CA	92196
Carolyn	Mogavero	4174 36th St #6	San Diego	CA	92104
Ron	Molina	611 Burnett Ave	San Francisco	CA	94131
Anthony	Monapert	1375 Ficus Way	Ventura	CA	93004
Cherie	Moore	1270 Spruce St	Livermore	CA	94551
Edward	Moore	211 Oak Ave	Redwood City	CA	94061
Mary Etta	Moose	1962 Powell St	San Francisco	CA	94133
Vicente	Moretti	505 Cypress Point Dr #127	Mountain View	CA	94043
Jill	Morgan	45 Pulitzer Dr	Menlo Park	CA	94025
Anastasia	Morrison	1 Wilmington	Redwood City	CA	94062
Kaellyn	Moss	2120 Los Angeles Ave	Berkeley	CA	94707
Christopher	Mossing	730 Dalewood Ct	San Jose	CA	95120
Chanden	Moya	5153 Archangel Dr	Alviso	CA	95002
Uli	Mueller	1721 Clemens Rd #2	Oakland	CA	94602
Kris	Muller	2230 Stuart St	Berkeley	CA	94705
Lauren	Murdock	3940 Via Lucero #16	Santa Barbara	CA	93110
Claire	Murphy	839 Key Route Blvd	Albany	CA	94706
Kyle	Nelson	1773 Tulare Ave	Richmond	CA	94805
Michael	Nelson	539 Hillcrest Dr	Redwood City	CA	94062
Kurt	Newick	649 Weston Dr	Campbell	CA	95008
Roberta	Newman	300 Monte Vista Ave	Mill Valley	CA	94941
Hudelle	Newman	2074 Stockbridge Ave	Redwood City	CA	94061
Dolores	Nice-Siegenthale	4266 Wilshire Blvd	Oakland	CA	94602
Sharon	Nicodemus	2710 Danube Dr	Sacramento	CA	95821
Anastasia	Nicole	2226 Lisa Lane	Pleasant Hill	CA	94523
Susan	Nogare	41228 Alline St	Fremont	CA	94538

Fiona	Nolan	111 McInnis Parkway	San Rafael	CA	94903
Robert	Nordman	620 Sand Hill Rd #114F	Palo Alto	CA	94304
Marjore C	Nothorn	363 Jacaranda Dr	Danville	CA	94506
Carlos	Nunez	18009 Victory Blvd	Reseda	CA	91335
Vanessa	Nyborg	233 Fernwood Dr	Pleasant Hill	CA	94523
Deb	O'Brien	6269 Bernhard Ave	Richmond	CA	94805
Brian	O'Reilly	824 Elyria Dr	Los Angeles	CA	90065
Leah	Ocean	1234 Yuba Dr	Santa Rosa	CA	95407
Kira	Od	PO Box 70173	Sunnyvale	CA	94086
Bob	Okumura	4277 Whittle Ave	Oakland	CA	94602
Susan	Oldershaw	770 Prospect Ave	Oakland	CA	94610
Laura	Oliva	29434 Chesterfield Ct	Hayward	CA	94544
Dave	Olson	570 Madison Way	Palo Alto	CA	94303
Lynn	Orion	1107 23rd St	Sacramento	CA	95816
Andrew	Osborne-Smith	911 Leslie Ct	San Carlos	CA	94070
Natalie	Oshin	28746 La Siena	Laguna Niguel	CA	92677
Helen	Pacula	5 Eucalyptus Knoll	Mill Valley	CA	94941
Patricia	Pagenel	18966 Santa Maria Ave	Castro Valley	CA	94546
Mary	Paine	290 Mapache Dr	Portola Valley	CA	94028
Michelle	Palmer	6542 Portola Dr	El Cerrito	CA	94530
David	Paradise	299 Sleeper Ave	Mountain View	CA	94040
Richard	Park	261 Karen Way	Tiburon	CA	94920
Carla	Pasion	189 Magnolia	Millbrae	CA	94030
John	Pasqua	209 W 3rd Ave	Escondido	CA	92025
Richard	Patenaude	3007 Woodroe Ct	Hayward	CA	94541
Jerry	Peavy	2111 Algonkin Ave	Chico	CA	95926
Donna	Pedroza	1801 Shoreline Dr	Alameda	CA	94501
Cheryl	Perko	1173 Holman Rd	Oakland	CA	94610
Janet	Perlman	2243 Stuart St	Berkeley	CA	94705
Patricia	Perry	165 Morningside Drive	San Anselmo	CA	94960
Nancy	Peterson	229 Sherman Dr	Scotts Valley	CA	95066
Tricia	Philipson	2344 Saddleback Drive	Danville	CA	94506
Morgan	Pierce	270 Currey Lane	Sausalito	CA	94965
Deborah	Pierce	2390 28th Ave	San Francisco	CA	94116
Jacqueline	Pineda	519 E Garfield Ave #C	Glendale	CA	91205
Lisa	Piner	1651 Iowa	Costa Mesa	CA	92626
Pedro	Pinto	2299 Piedmont Ave Room 560	Berkeley	CA	94720
Nancy	Piotrowski	3450 Geary Blvd Suite #107	San Francisco	CA	94118
Melissa	Pitkin	PO Box 94	Bolinas	CA	94924
Anthony	Pleva	1641 Manton Ct	Campbell	CA	95008
Mary Frances	Poh	643 Windsor Dr	Benicia	CA	94510
Jeri	Pollock	590 Buena Loma St	Altadena	CA	91001
Jackie	Pomies	1271 38th Ave	San Francisco	CA	94122
Roger	Potash	440 Sand Hill Circle	Menlo Park	CA	94025
Jonelle	Preisser	12 Myrtle St	Redwood City	CA	94062
Martina	Proia	2329 65th Ave	Oakland	CA	94605
Jim and Diana	Prola	2234 Belvedere	San Leandro	CA	94577
Ali	Quintana	125 Oakes Blvd	San Leandro	CA	94577
Reetta	Raag	3675 May Rd	El Sobrante	CA	94803

Linda	Ramey	65 Gates St	San Francisco	CA 94110
Elizabeth	Ramsey	1626 Colsua Ave	Davis	CA 95616
Robert	Ramsey	295 19th Ave #8	San Francisco	CA 94121
Mark	Reback	1606 N. Avenue 55	Los Angeles	CA 90042
Maryellen	Redish	671 S. Riverside Dr #6	Palm Springs	CA 92264
Joseph	Reel	PO Box 51066	Pacific Grove	CA 93950
Robert	Reeves	33 Linda Ave #2001	Oakland	CA 94611
Natashs	Reichle	6537 Chabot Rd	Oakland	CA 94618
Richard	Reinhardt	4767 College View	Los Angeles	CA 90041
Gayla	Reiter	240 Baker St	Benicia	CA 94510
Fran	Reyes	1455 Alberta St	Los Banos	CA 93635
Chris	Riblet	2760 Kensington Rd	Redwood City	CA 94061
Amy	Ricard	6333 Florio St	Oakland	CA 94618
Robina	Riccitiello	2995 Woodside Rd #400-354	Woodside	CA 94062
Kelly	Richards	226 Frances Lane	San Carlos	CA 94070
Dale	Riehart	86 South Park St	San Francisco	CA 94107
Beth	Robb	728 Clayton St	San Francisco	CA 94117
Margaret	Robers	342 Elwood	Redwood City	CA 94062
Barbara	Robins	16745 Bajio Rd	Encino	CA 91436
Terry Ellen	Robinson	3662 Midvale Ave #5	Los Angeles	CA 90034
Rebecca	Robinson	218 Avery Lane #4	Los Gatos	CA 95032
Merrily	Robinson	952 Ruby St	Redwood City	CA 94061
Sidney	Robles	1129 Stonybrook Dr	Napa	CA 94558
Candy	Rocha	1936 Whitmore Ave	Los Angeles	CA 90039
Candace	Rocha	1936 Whitmore Ave	Los Angeles	CA 90039
Sharon	Rodrigues	40918 Cantare Pl	Fremont	CA 94539
Holly	Rogers	31730 Chicoine Ave	Hayward	CA 94544
Terry	Rolleri	810 37th Ave	San Francisco	CA 94121
Timothy	Rood	118 Wildwood Ave	Piedmont	CA 94610
Greg	Rosas	4353 Edwards Ln	Castro Valley	CA 94546
Henry	Rosenfeld	16217 Sunset Trail	Riverside	CA 92506
Michael	Rothenberg	Box 870	Guerneville	CA 95446
Judith	Routledge	823 N Beverly Glen Blvd	Los Angeles	CA 90077
Kathleen	Ruppel	680 San Juan St	Stanford	CA 94305
Brian	Rush	863 Arlington Rd	Redwood City	CA 94062
Susan	Russell	6862 Glen Mawr Ave	El Cerrito	CA 94530
Paul	S	34521 7th Ave	Alameda	CA 94501
Joanne	Saiu	5733 Poppy Hills Place	San Jose	CA 95138
Mark	Salamon	851 Viewridge Dr	San Mateo	CA 94403
Ralph	Sanchez	P.O. Box 406	Carmel Valley	CA 93924
Kenneth Della	Santina	656 Oak Park Way	Emerald Hills	CA 94062
Ed	Sarti	20 Oak Knoll Rd	Kentfield	CA 94904
Jautrite	Savage	PO Box 655	Bolinas	CA 94924
Dan	Scarlett	5116 Deerfield Ln	Santa Rosa	CA 95409
David	Schott	76 Dorado Terr	San Francisco	CA 94122
John	Schroeder	132 Lakeview Rd	Auburn	CA 95603
Rich	Schwerin	215 Shelford Ave	San Carlos	CA 94070
Mike	Scott	1162 Lincoln Ave #329	Walnut Creek	CA 94596
Ruth	Selan	670 S. Monroe ST	San Jose	CA 95128

Hans	Sellge	203 Moresby Lane	Redwood City	CA	94063
Susan	Senning	710 Mariners Island Blvd	San Mateo	CA	94404
Michael	Shapiro	146 Verona Ave	Goleta	CA	93117
Virginia	Sharkey	157B North Star	Santa Rosa	CA	95407
Sheena	Sharma	125 Moss Ave #315	Oakland	CA	94611
Lynn	Shauinger	941 Oak St	San Francisco	CA	94117
Patrick	Sheahan	2413-C 5th St	Berkeley	CA	94710
Stevie	Sheatsley	15930 Indian Flat	Nevada City	CA	95959
Mary	Shenk	1735 Stanford Ave	Menlo Park	CA	94025
Paul	Sheridan	57 Hancock St #3	San Francisco	CA	94114
Lenore	Sheridan	631 Hermitage St	San Jose	CA	95134
Kenneth	Shrum	PO Box 23702	Pleasant Hill	CA	94523
Derek	Shuman	1442A Walnut St #240	Berkeley	CA	94709
Don	Shwartz	26 Skylark Dr #12-A	Larkspur	CA	94939
Anita C	Sierke	710 Patrol Rd	Woodside	CA	94062
Victoria	Sievers	14 Scenic Ave	San Rafael	CA	94901
Aspi	Siganporia	20656 Woodward Ct	Saratoga	CA	95070
Colleen	Simmie	968 Willow Glen Way	San Jose	CA	95125
Chris	Simpkins	874 55th St	Oakland	CA	94608
Paul	Sinacore	9441 Reverie Road	Tujunga	CA	91042
Brett	Sklove	2212 Mari Lane	Petaluma	CA	94954
Sandra	Skolnik	1220 Vienna Dr	Sunnyvale	CA	94089
Jennifer	Slaboda	2704 Martinez Dr	Burlingame	CA	94010
Gwyneth J, RN	Smith	3217 Old Oak Tree Lane	Escondido	CA	92026
Gaye	Smith	1712 Rotary Drive	Los Angeles	CA	90026
Ellen	Smith	1469 Dana Ave	Palo Alto	CA	94301
Lee	Smith	Rt 4, Box 645A	California Hot Spring	CA	93207
Benita	Smith	2315 Oak St	Berkeley	CA	94708
Todd	Snyder	2447 Post St	San Francisco	CA	94115
Daniel	Soong	6702 Paseo Catalina	Pleasanton	CA	94566
Rachel	Sorensen	715 Gonzalez Dr	San Francisco	CA	94132
Jodi	Souders	2421 Kyer St	Pinole	CA	94564
Rick	Sparks	4634 Beck Ave	Toluca Lake	CA	91602
Julie	Spickler	1259 El Camino Real, PMB 163	Menlo Park	CA	94025
Marley	Spilman	70 South 17th St	San Jose	CA	95112
Mark	Stafford	3378 Revere Ave	Oakland	CA	94605
Peter	Stansky	375 Pinehill Rd	Hillsborough	CA	94010
Ernest	Stanton	2170 9th Ave	San Francisco	CA	94116
Walter	Stauss	101 Tolak Rd	Aptos	CA	95003
Scott	Stehle	853 Garland Dr	Palo Alto	CA	94303
Ruby	Stein	2001 5th Ave	Oakland	CA	94606
Samantha	Stelzer	540 San Mateo Dr	Menlo Park	CA	94025
Bryan	Stephenson	PO Box 1282	Alviso	CA	95002
Anna	Steward	1674 Ralston Ave	Belmont	CA	94002
Richard	Stewart	7882 13th St	Westminster	CA	92683
Hugh	Stickney	339 49th St #3	Oakland	CA	94609
Lyle	Stinson	244 Hillsdale Way	Redwood City	CA	94062
Britt	Stitt	PO Box 315	Inverness	CA	94937
Robert	Stowell	465 Quartz St	Redwood City	CA	94062

Marisa	Strange	225 Belmont Ave #C	Long Beach	CA	90803
Carolyn	Straub	439 Chateau La Salle Dr	San Jose	CA	95111
Juan	Suarez	8647 Cedar St Spc 14	Bellflower	CA	90706
Lauren	Sullivan	18 Elkhorn Ct	Whitethorn	CA	95589
Veronica	Sutter	763 15th St	Oakland	CA	94612
Sarah	Swinerton	191 Miramontes Rd	Woodside	CA	94062
Matthew	Swyers	1020 Dolores St #28	Livermore	CA	94550
Linda	Tabor-Beck	2712 Harrison St	San Francisco	CA	94110
Carol	Taggart	1705 Valparaiso Ave	Menlo Park	CA	94025
Sharon Ryals	Tamm	1015 Shattuck Ave	Berkeley	CA	94707
Henry	Tang	PO Box 3051	Fremont	CA	94539
Annie	Tate	305 B Street	Redwood City	CA	94063
Deborah	Taylor	75 South 17th St	San Jose	CA	95112
William	Taylor	1087 Tanland Dr #104	Palo Alto	CA	94303
Terry	Teplitz	1943 Mt. Vernon Ct #204	Mountain View	CA	94040
Patricia	Ternahan	5835 Colton Blvd	Oakland	CA	94611
Mary Rose	Theis	420 Cypress Dr	Los Altos	CA	94022
Eva	Thielk	2588 E Chevy Chase Dr	Glendale	CA	91206
Rick	Thomas	109 Promethean Way	Mountain View	CA	94903
Karen	Thomas	3900 Edenvale Pl	Oakland	CA	94605
Richard	Tibbitts	2810 31st St	San Diego	CA	92104
Nadya	Tichman	1789 Leimert Blvd	Oakland	CA	94602
Michael	Tomczyszyn	243 Ramsell St	San Francisco	CA	94132
Marshall	Trackman	776 Woodgate Ct	San Leandro	CA	94579
Robert	Tran	300 Berry St #619	San Francisco	CA	94158
Joyce	Troiano	1187 King St	Redwood City	CA	94061
Gabriel	Trousdale	43 Santa Rosa Ave	San Francisco	CA	94112
Veronica	Tucker	507 Hill St #1	Santa Monica	CA	90405
Mark	Tucker	3319 Clay St	San Francisco	CA	94118
Lynn	Ubhaus	1564 Capitancillos Dr	San Jose	CA	95120
Ruth	Ungar	3700 High St	Oakland	CA	94619
Julie Mann	Valentine	909 Apricot Ave #E	Campbell	CA	95008
Jack	Van den bogaerd	33 Buckeye Ave	Oakland	CA	94618
Abhay	Vardhan	564 Anchor Cir	Redwood City	CA	94065
PK	Velsey	174 N 24th St	San Jose	CA	95116
Anne	Veraldi	21 Lapidge	San Francisco	CA	94110
Phoenix	Vie	15A Hopkins Ct	Berkeley	CA	94706
Barbara	Viken	1750 Washington St #4	San Francisco	CA	94109
Joe and Mary	Volpe	PO Box 2083	Ventura	CA	93002
RT	von Kock	8459 NW Ash St	Portland	OR	97229
Craig	Walker	623 N Edinburgh Ave	Los Angeles	CA	90048
Nancy	Walker	623 N Edinburgh Ave	Los Angeles	CA	90048
Elizabeth	Walker	214 Bantry Dr	Vacaville	CA	95688
William	Wall	2619 Carolina Ave	Redwood City	CA	94061
Michele	Walsh	955 Shorepoint Ct #211	Alameda	CA	94501
Tim	Wang	1222 3rd Ave	San Francisco	CA	94122
Dawn	Ware	37153 Magnolia St	Newark	CA	94560
Julie	Warren	1707 Bridgewa Ste 3	Sausalito	CA	94965
Carla	Waters	414A Saint Francis St	Redwood City	CA	94062

Julie	Watt	20800 Homestead Rd #21A	Cupertino	CA	95014
Beverlea	Weaver	PO Box 1679	Willits	CA	95490
Glenn	Webb	PO Box 997	Pinole	CA	94564
Jason	Webster	4201 Malcolm AVE	Oakland	CA	94605
Noreen	Weeden	493 Vermont	San Francisco	CA	94107
Alice	Weigel	112 Terry Loop	Watsonville	CA	95076
Wendy	Weikel	1015 Sierra St	Berkeley	CA	94707
Stacey	Weinberger	29 Redwood Hwy	Canyon	CA	94516
Mark	Weinberger	391 28th Ave	San Francisco	CA	94121
Marly	Wexler	4314 1/2 Campus Ave	San Diego	CA	92103
Paula	White	2340 8th St	Berkeley	CA	94710
Linda	Whitley	123 McLellan Ave	San Mateo	CA	94403
Sherri	Whittenberg	3033 Cleveland Pl	Antioch	CA	94509
Kerry	Wilcox	12 Alta Vista	San Rafael	CA	94901
Maia	Willcox	5817 Sacramento Ave	Richmond	CA	94804
Jennifer	Williams	601A Diamond St	San Francisco	CA	94114
Jayna	Williams	407 East Pasadena St #2	Pomona	CA	91767
Jennifer	Willis	40 Fillmore St	San Francisco	CA	94117
Bart	Willis	28 Palm Ave	Millbrae	CA	94030
Fred	Windberg	1364 Yukon Way #49	Novato	CA	94947
Ken	Windrum	511 S. Serrano Ave #405	Los Angeles	CA	90020
Valerie	Winemiller	121 Monte Vista Ave	Oakland	CA	94611
Kim	Winkler	1017 Happy Valley Road	Walnut Creek	CA	94595
John	Wise	20591 Honey Hill Dr	Hidden Valley Lake	CA	95467
Andreas	Wittenstein	PO Box 570	Woodacre	CA	94973
Rachel	Wolf	403 Emeline Ave	Santa Cruz	CA	95060
Toni, RN	Wolfson	11891 Lake Blvd	Felton	CA	95018
Boris	Wolper	660 Woodside Dr	Woodside	CA	94062
Kristin	Womack	396 San Francisco Blvd	San Anselmo	CA	94960
Julian	Wood	2240 Sacramento	Berkeley	CA	94702
Claudia	Wornum	11780 Cranford Way	Oakland	CA	94605
Jennifer	Wu	1944 Waycross Rd	Fremont	CA	94539
Shannon	York	1621 Warburton Ave #9	Santa Clara	CA	95050
Bill	York	2362 Bancroft Way	Berkeley	CA	94704
Cheng	Yu	590 25th Ave #3	San Francisco	CA	94121
Allie	Yungclas	135 S. 6th St	Evansville	WI	53536
Natalie	Zarchin	8259 Terrace Dr	El Cerrito	CA	94530
Corwin	Zechar	500 Ramona Avve	Albany	CA	94706
Lee	Zeigler	2171 Sacramento St #13	San Francisco	CA	94109
Arlene	Zimmer	1615 Caddington Drive	Rancho Palos Verdes	CA	90275

Subject: FW: BCDC Bay Plan Climate Change Policies

Date: Thursday, October 21, 2010 10:36 AM

Agenda Item #9

COPY

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

From: <howardhigh1@comcast.net>

Date: Thu, 21 Oct 2010 17:12:30 +0000

To: Joe LaClair <joel@bcdc.ca.gov>

Cc: Florence & Philip <florence@refuge.org>, Arthur Feinstein
<arthurfeinstein@earthlink.net>

Subject: Re: BCDC Bay Plan Climate Change Policies

Dear Mr. LaClair -- Please accept the attached comment form for BPA 1-08 on behalf of the Citizens Committee to Complete the Refuge.

We hope there will be additional opportunities to provide comment and regret that we will not be able to make public comments at today's Commission meeting.

Please keep us advised of any future opportunities to provide comments on this matter.

Regards,

Carin High

----- Original Message -----

From: "Joe LaClair" <joel@bcdc.ca.gov>

To: joel@bcdc.ca.gov, howardhigh1@comcast.net

Sent: Tuesday, October 19, 2010 8:14:21 AM

Subject: RE:BCDC Bay Plan Climate Change Policies

Carin

We are recommending that the Commission keep the public hearing open through Nov. 4. It appears the Commission will do that ,since we will be holding a public workshop on Oct. 29 At BCDC offices and a special Commission meeting on Nov. 2. If you get comments in by the 21st of Oct. That will work, but you'll have more time if you don't.

Joe

Message Sent with NotifySync

-----Original Message-----

From: howardhigh1@comcast.net
Sent: Tue, 19 Oct 2010 7:49:28 AM America/Los_Angeles
To: joel@bcdc.ca.gov
Subject: BCDC Bay Plan Climate Change Policies

Dear Mr. LaClair - Unfortunately I will not be able to attend the public hearing on the 21st as I have a meeting that I cannot reschedule on that date. CCCR wishes to submit comments regarding the climate change policy could you tell me what the deadline is for submittal of comments?

Regards,
Carin High

----- End of Forwarded Message

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION
50 California Street • Suite 2600 • San Francisco, California 94111 • (415) 352-3600 • Fax: (415) 352-3606 • www.bcdc.ca.gov

October 14, 2009

TO: Commissioners, Alternates and Interested Parties

FROM: Will Travis, Executive Director (415/352-3653 travis@bcdca.gov)
Joe LaClair, Chief Planner (415/352-3656 joel@bcdca.gov)

SUBJECT: Draft BCDCA Staff Report and Preliminary Recommendations on Adapting to Climate Change
(For Commission consideration on October 21, 2010)

Recommendation

The staff recommends that the Commission endorse the approach described below to encourage additional public input on proposed Bay Plan Amendment No. 1-08 dealing with climate change. The approach includes three components: (1) a comment form for providing recommendations on alternative Bay Plan language; (2) a public workshop; and (3) a special meeting of the Commission for receiving additional public input and discussing the proposed Bay Plan amendments with the public.

Staff Report

On September 3, 2010, the staff mailed, emailed and web-posted its third preliminary recommendation on Bay Plan Amendment No. 1-08. As required by the Commission's regulations regarding Bay Plan amendments, the material included a notice for the October 7, 2010 public hearing on proposed Bay Plan Amendment 1-08 concerning climate change. At the conclusion of the October 7, 2010 public hearing, the Commission directed the staff to develop means to gather additional input from the public on alternative language for the proposed Bay Plan findings and policies.

The staff recommends that the Commission encourage additional public input on proposed Bay Plan Amendment No. 1-08 by: (1) providing a comment form to allow members of the public to easily offer their recommendation for alternative Bay Plan language; (2) host a public workshop that would be conducted by the staff; and (3) hold a special meeting of the Commission to receive additional public input and discuss the proposed Bay Plan amendments with the public.

Attached is a comment form that members of the public can use to provide input to the Commission on recommended language changes that a member of the public believes the Commission should adopt. The first column includes the existing Bay Plan language. The second column shows the changes proposed in the staff's third preliminary recommendation on Bay Plan Amendment No. 1-08. The third column, entitled "Alternative Language," shows any proposed additions, deletions and revisions to the current findings and policies provided by the public during the public comment period, from September 3, 2010 to October 7, 2010. A blank space is provided next to each finding and policy for additional recommended language changes if anyone would like to propose alternative language.



Making San Francisco Bay Better

The staff will hold a public workshop on Friday, October 29, 2010 from 1:00 to 5:00 pm at the Commission's offices to provide local governments and the public with an opportunity to ask questions about the proposed amendments and to provide recommendations for changes to the proposed language. The staff will brief attendees on the proposed Bay Plan changes followed with question and answers, suggestions and a general discussion.

The staff also recommends that the Commission hold a special meeting of the "BCDC committee of the whole." All members, Commissioners and alternates, would be invited to attend, but a quorum of the Commission will not be necessary to conduct the committee meeting. All interested parties, including local governments, regional agencies, advocacy organizations and the general public would be invited to participate in a dialogue rather than just staff presentations and public testimony. A date and venue will be announced at the October 21, 2010 Commission meeting, posted on BCDC's website, emailed and mailed to interested parties on Friday October 22, 2010. The meeting will occur before November 4, 2010.

The staff also recommends that the Commission keep the public hearing on Bay Plan Amendment No. 1-08 open until November 4, 2010 to ensure everyone who wants to comment has had a chance to do so. In advance of that meeting, on October 29, 2010, the staff will mail out an updated version of the comment form. At the October 21, 2010 and November 4, 2010 public hearings, the Commission can provide the staff with direction on how to resolve any outstanding policy issues. The staff will take all this information into account and develop a final recommendation, which would be mailed out on November 24, 2010 for a vote by the Commission at its December 2, 2010 meeting.

Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
<p>g. The Baylands Ecosystem Habitat Goals report provides a regional vision of the types, amounts, and distribution of wetlands and related habitats that are needed to restore and sustain a healthy Bay ecosystem, including restoration of 65,000 acres of tidal marsh.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>g. The Baylands Ecosystem Habitat Goals report provides a regional vision of the types, amounts, and distribution of wetlands and related habitats that are needed to restore and sustain a healthy Bay ecosystem, including restoration of 65,000 acres of tidal marsh. <u>These recommendations were based on conditions of tidal inundation, salinity, and sedimentation in the 1990s. While achieving the regional vision would help promote a healthy, resilient Bay ecosystem, global climate change and sea level rise are expected to alter ecosystem processes in ways that require new, regional targets for types, amounts, and distribution of habitats.</u></p>	<p>[CCCR fully supports the proposed amendments. It is critical that we look beyond lands that were identified in the Goals Project to provide for the migration of habitats and to provide for connectivity of habitats as sea level rises.]</p>
<p>i. Tidal marshes are an interconnected and essential part of the Bay's food web. Decomposed plant and animal material and seeds from tidal marshes wash onto surrounding tidal flats and into subtidal areas, providing food for numerous animals, such as the Northern pintail. In addition, tidal marshes provide habitat for insects, crabs and small fish, which in turn, are food for larger animals, such as the salt marsh song sparrow, harbor seal and great blue heron.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>i. Tidal marshes are an interconnected and essential part of the Bay's food web. * Decomposed plant and animal material and seeds from tidal marshes wash onto surrounding tidal flats and into subtidal areas, providing food for numerous animals, such as the Northern pintail. In addition, tidal marshes provide habitat for insects, crabs and small fish, which in turn, are food for larger animals, such as the salt marsh song sparrow, harbor seal and great blue heron. <u>These types of activities can result in habitat fragmentation, reduce biodiversity, and prevent transgression of tidal marsh species.</u></p>	<p>Only 8% of San Francisco Bay's historic tidal marshes remain viable today. [USFWS - re Tidal Marsh Species http://www.fws.gov/sacramento/ea/news_releases/2010_News_Releases/tidal_marsh_recovery.htm]</p> <p>Losses of this valuable habitat have resulted from diking, filling, and agricultural conversion of tidal marshes. These types of activities can result in habitat fragmentation, reduce biodiversity, and prevent transgression of tidal marsh species.</p>

*The Plan Findings should clarify that the term "tidal marsh" refers to more than the man-made construct of cordgrass/pickleweed marshes. Instead it includes a range of habitats including ponds, salinas, salt pannes, moist grasslands, etc.

Tidal Marshes and Tidal Flats		
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>k. <u>Landward marsh migration may be necessary to sustain marsh acreage around the Bay as sea level rises. As sea level rises, high-energy waves erode inorganic mud from tidal flats and deposit that sediment onto adjacent tidal marshes. Marshes trap sediment and contribute additional material to the marsh plain as decaying plant matter accumulates. Tidal habitats respond to sea level rise by moving landward, a process referred to as transgression or migration. Low sedimentation rates, natural topography, development, and shoreline protection can block wetland migration.</u></p>	<p>CCCR fully concurs with this language.</p>
<p>k. Sedimentation is an essential factor in the creation, maintenance and growth of tidal marsh and tidal flat habitat. However, scientists studying the Bay estimate that sedimentation will not be able to keep pace with accelerating sea level rise, due largely to declines in sediment entering the Bay from the Sacramento and San Joaquin Delta, thus potentially exacerbating shoreline erosion and adversely affecting the sustainability of future wetland restoration projects.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>k.1. <u>Sedimentation is an essential factor in the creation, maintenance and growth of tidal marsh and tidal flat habitat. However, Scientists studying the Bay estimate observed that sedimentation will not be able to keep pace with accelerating sea level rise, due largely to declines in the volume of sediment entering the Bay annually from the Sacramento and San Joaquin Delta is declining. As a result, the importance of sediment from local watersheds as a source of sedimentation in tidal marshes is increasing. As sea level rise accelerates, the erosion of tidal flats may also accelerate, thus potentially</u></p>	

Tidal Marshes and Tidal Flats		
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
	<p>exacerbating shoreline erosion and adversely affecting the ecosystem and the sustainability of <u>future wetland ecosystem</u> restoration projects. <u>An adequate supply of sediment is necessary to ensure resilience of the Bay ecosystem as sea level rise accelerates.</u></p>	
	<p>Add underlined language as follows:</p> <p>m. <u>Human actions, such as dredging, disposal, ecosystem restoration, and watershed management, can affect the distribution and amount of sediment available to sustain and restore wetlands. Research on Bay sediment transport processes is needed to understand the volume of sediment available to wetlands, including sediment imported to and exported from the Bay. Monitoring of these processes can inform management efforts to maintain an adequate supply of sediment for wetlands.</u></p>	<p>California Coastkeeper Alliance suggestion:</p> <p><u>m. Human actions, such as dredging, disposal, ecosystem restoration, and watershed management, can affect the distribution and amount of sediment available to sustain and restore wetlands. Dams, culverts, levees and other barriers that inhibit the natural flow of sediments also affect the delivery of sediment to tidal wetlands. Research on Bay sediment transport processes is needed to understand the volume of sediment available to wetlands, including sediment imported to and exported from the Bay. Monitoring of these processes can inform management efforts to maintain an adequate supply of sediment for wetlands.</u></p> <p>Alternative language—finding m.</p>

Tidal Marshes and Tidal Flats			
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language	
	<p>Add underlined language as follows:</p> <p>n. <u>Buffers are areas established adjacent to a habitat to reduce the adverse impacts of surrounding land use and activities. Buffers also minimize additional loss of habitat from shoreline erosion resulting from accelerated sea level rise and allow tidal habitats to move landward. Buffer areas may be critical for achieving the regional goals for the types, amounts, and distribution of habitats in the Baylands Ecosystem Habitat Goals report or future updates to these targets.</u></p>	[CCCR fully supports the incorporation of this language.]	
<p>l. Plant and animal species not present in San Francisco Bay prior to European contact in the late 18th century, known as non-native species, which thrive and reproduce outside of their natural range have made vast ecological alterations to the Bay and have contributed to the serious reduction of native regulations of certain plants and animals through: (1) predation; (2) competition for food, habitat, and other necessities; (3) disturbance of habitat; (4) displacement; or (5) hybridization. Many non-native species enter the Bay from commercial ship ballast water that is discharged into the Bay. Approximately 170 species have invaded the Bay since 1850, and possibly an additional 115 species have been deliberately introduced. By 2001, over 1,200 acres of recently restored tidal marshes have been invaded by introduced cordgrass species, such as salt meadow cordgrass, dense-flowered cordgrass, English cordgrass and smooth cordgrass. At present an average of one new non-native species establishes itself in the Bay every 14 weeks. Control or eradication is a critical step in reducing the harm associated with non-native species.</p>	<p>± o. <u>Plant and animal species not present in San Francisco Bay prior to European contact in the late 18th century, known as non-native species, which thrive and reproduce outside of their natural range have made vast ecological alterations to the Bay and have contributed to the serious reduction of native regulations of certain plants and animals through: (1) predation; (2) competition for food, habitat, and other necessities; (3) disturbance of habitat; (4) displacement; or (5) hybridization. Many non-native species enter the Bay from commercial ship ballast water that is discharged into the Bay. Approximately 170 species have invaded the Bay since 1850, and possibly an additional 115 species have been deliberately introduced. By 2001, over 1,200 acres of recently restored tidal marshes have been invaded by introduced cordgrass species, such as salt meadow cordgrass, dense-flowered cordgrass, English cordgrass and smooth cordgrass. At present an average of one new non-native species establishes itself in the Bay every 14 weeks. Control or eradication is a critical step in reducing the harm associated with non-native species.</u></p>	[CCCR fully supports the incorporation of this language.]	

Tidal Marshes and Tidal Flats			
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language	
m. Fill material, such as rock and sediments dredged from the Bay, can enhance or beneficially contribute to the restoration of tidal marsh and tidal flat habitat by: (1) raising areas diked from the Bay to an elevation that will help accelerate establishment of tidal marsh; and (2) establishing or recreating rare Bay habitat types.	m. Fill material, such as rock and sediments dredged from the Bay, can enhance or beneficially contribute to the restoration of tidal marsh and tidal flat habitat by: (1) raising areas diked from the Bay to an elevation that will help accelerate establishment of tidal marsh,* and (2) establishing or recreating rare Bay habitat types.	*including high marsh plain	
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language	
4. Where and whenever possible, former tidal marshes and tidal flats that have been diked from the Bay should be restored to tidal action in order to replace lost historic wetlands or should be managed to provide important Bay habitat functions, such as resting, foraging and breeding habitat for fish, other aquatic organisms and wildlife. As recommended in the Baylands Ecosystem Habitat Goals report, around 65,000 acres of areas diked from the Bay should be restored to tidal action. Further, local government land use and tax policies should not lead to the conversion of these restorable lands to uses that would preclude or deter potential restoration. The public should make every effort to acquire these lands for the purpose of restoration.	Policies 1 through 3—no changes Add underlined language and delete struck-through language as follows: 4. Where and whenever possible feasible, former tidal marshes and tidal flats that have been diked from the Bay should be restored to tidal action in order to replace lost historic wetlands or should be managed to provide important Bay habitat functions, such as resting, foraging and breeding habitat for fish, other aquatic organisms and wildlife. As recommended in the Baylands Ecosystem Habitat Goals report, around 65,000 acres of areas diked from the Bay should be restored to tidal action to maintain a healthy Bay ecosystem on a regional scale. Regional ecosystem targets should be updated periodically to guide conservation, restoration, and management efforts that result in a Bay ecosystem resilient to climate change and sea level rise. Further, local government land use and tax policies should not lead to the conversion of these restorable lands to uses that would preclude or deter potential restoration. The public should make every effort to acquire these lands from willing-sellers for the purpose of <u>habitat restoration and wetland migration</u> .	[CCCR concurs. This language is consistent with the recommendations of the 2009 California Climate Adaptation Strategy (2009 CCAS)]	

Tidal Marshes and Tidal Flats		
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language
	<p>Add underlined language and delete struck-through language as follows:</p> <p>5. The Commission should support comprehensive Bay sediment research and monitoring to understand sediment processes necessary to sustain and restore wetlands. <u>Monitoring methods should be updated periodically based on current scientific information.</u></p>	
<p>5. Any tidal restoration project should include clear and specific long-term and short-term biological and physical goals, and success criteria and a monitoring program to assess the sustainability of the project. Design and evaluation of the project should include an analysis of: (a) the effects of relative sea level rise; (b) the impact of the project on the Bay's sediment budget; (c) localized sediment erosion and accretion; (d) the role of tidal flows; (e) potential invasive species introduction, spread, and their control; (f) rates of colonization by vegetation; (g) the expected use of the site by fish, other aquatic organisms and wildlife; and (h) site characterization. If success criteria are not met, appropriate corrective measures should be taken.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>5 6. Any ecosystem tidal restoration project should include clear and specific long-term and short-term biological and physical goals, and success criteria, and a monitoring program to assess the sustainability of the project. Design and evaluation of the project should include an analysis of: (a) <u>the effects of relative sea level rise</u>; (b) <u>the system's adaptive capacity can be enhanced so that it is resilient to sea level rise and climate change</u>; (c) <u>the impact of the project on the Bay's sediment budget</u>; (d) <u>localized sediment erosion and accretion</u>; (e) <u>the role of tidal flows</u>; (f) <u>potential invasive species introduction, spread, and their control</u>; (g) <u>rates of colonization by vegetation</u>; (h) <u>the expected use of the site by fish, other aquatic organisms and wildlife</u>; and (i) <u>an appropriate buffer, where feasible, between shoreline development and habitats to protect wildlife and provide space for marsh migration as sea level rises</u>; and (j) <u>site characterization</u>. If success criteria are not met, appropriate corrective <u>adaptive</u> measures should be taken. *</p>	<p>*It is imperative that a funding mechanism be provided for the implementation of adaptive management measures and for the long-term management of the restoration site.</p>

Climate Change		
(There are no existing Bay Plan findings and policies on climate change.)	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>a. <u>Greenhouse gases naturally reside in the earth's atmosphere, absorb heat emitted from the earth's surface and radiate heat back to the surface causing the planet to warm. This natural process is called the "greenhouse effect." Human activities since industrialization have increased the emissions of greenhouse gases through the burning of fossil fuels. The accumulation of these gases in the atmosphere is causing the planet to warm at an accelerated rate.</u></p>	
	<p>Add underlined language as follows:</p> <p>b. <u>The future extent of global warming is uncertain. It will be driven largely by future greenhouse gas emissions levels, which will depend on how global development proceeds. The United Nations Intergovernmental Panel on Climate Change (IPCC) developed a series of global development scenarios and greenhouse gas emissions scenarios for each development scenario. These emissions scenarios have been used in global models to develop projections of future climate, including global surface temperature and precipitation changes.</u></p>	

Climate Change

Staff's Proposed Findings	Alternative Language
<p>Add underlined language as follows:</p> <p>c. <u>Global surface temperature increases are accelerating the rate of sea level rise worldwide through thermal expansion of ocean waters and melting of land-based ice (e.g., ice sheets and glaciers). Bay water level is likely to rise by a corresponding amount. In the last century, sea level in the Bay rose nearly eight inches. Current science-based projections of global sea level rise over the next century vary widely. As new information on climate change becomes available and factors that have regional effects on sea level rise, such as the Pacific Decadal Oscillation, are better understood, future sea level rise projections are likely to change. Using IPCC greenhouse gas emissions scenarios, the California Climate Action Team developed sea level rise projections (relative to sea level in 2000) for the state that range from 11 to 18 inches at mid-century and 23 to 55 inches at the end of century. Although these are currently the best science-based sea level rise projections for California, recent observations of global greenhouse gas emissions show higher trajectories than the IPCC's most intensive emissions scenario. Moreover, melting of the Greenland and Antarctic ice sheets is not currently well reflected in sea level rise projections. Therefore, to minimize flood risk, it is prudent to rely on higher projections in the range of possible future sea level rise.</u></p>	<p>Treasure Island Development Authority's suggestion:</p> <p>c. <u>Global surface temperature increases are accelerating the rate of sea level rise worldwide through thermal expansion of ocean waters and melting of land-based ice (e.g., ice sheets and glaciers). Bay water level is likely to rise by a corresponding amount. In the last century, sea level in the Bay rose nearly eight inches. Current science-based projections of global sea level rise over the next century vary widely. As new information on climate change becomes available and factors that have regional effects on sea level rise, such as the Pacific Decadal Oscillation, are better understood, future sea level rise projections are likely to change. Using IPCC greenhouse gas emissions scenarios, the California Climate Action Team developed sea level rise projections (relative to sea level in 2000) for the state that range from 11 to 18 inches at mid-century and 23 to 55 inches at the end of century. Although these are currently the best science-based sea level rise projections for California, recent observations of global greenhouse gas emissions show higher trajectories than the IPCC's most intensive emissions scenario. Moreover, melting of the Greenland and Antarctic ice sheets is not currently well reflected in sea level rise projections. Therefore, to minimize flood risk, it is prudent to rely on scientifically based higher projections when establishing a reasonable range of possible future sea level rise.</u></p>

Climate Change

Alternative Language	Staff's Proposed Findings	
Alternative Language-Finding c.		
	<p>Add underlined language as follows:</p> <p>d. Climate change will alter key factors that contribute to shoreline flooding, including sea level and storm frequency and intensity. During a storm, low air pressure can cause storm surge (a rapid rise in water level) and increased wind and wave activity can cause wave run up, which will be higher as sea level rises. These storm events can be exacerbated by El Niño events, which generally result in persistent low air pressure, greater rainfall, high winds and higher sea level. The coincidence of intense winter storms, extreme high tides, and high runoff, in combination with higher sea level, will increase the frequency and duration of shoreline flooding long before areas are permanently inundated by sea level rise alone.</p>	

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>e. Shoreline areas currently vulnerable to a 100-year flood event may be subjected to inundation by high tides at mid-century. Much of the developed shoreline may require new or upgraded shoreline protection to reduce damage from flooding. Shoreline areas that have subsidized are especially vulnerable to sea level rise and may require more extensive shoreline protection. The Commission, along with other agencies, is responsible for protecting the public and the Bay ecosystem from flood hazards. This can be best achieved by using higher emissions scenarios, which correspond to higher rates of sea level rise. In planning and designing projects for the Bay shoreline, it is prudent to rely on the most current science-based and regionally specific projections of future sea level rise, develop strategies and policies that can accommodate sea level rise over a specific planning horizon (i.e., adaptive management strategies), and preclude development that cannot be adapted to sea level rise.</p>	<p>Baykeeper's suggestion:</p> <p>e. Shoreline areas currently vulnerable to a 100-year flood event may be subjected to inundation by high tides at mid-century. Much of the developed shoreline may require new or upgraded shoreline protection to reduce damage from flooding. Shoreline areas that have subsidized are especially vulnerable to sea level rise and may require more extensive shoreline protection. The Commission, along with other agencies, is responsible for protecting the public and the Bay ecosystem from flood hazards. This can be best achieved by using higher emissions scenarios, which correspond to higher rates of sea level rise. In planning and designing projects for the Bay shoreline, it is prudent to rely on the most current science-based and regionally specific projections of future sea level rise, develop strategies and policies that can accommodate sea level rise over a specific planning horizon (i.e., adaptive management strategies), and preclude development requiring new shoreline structures for flood protection or developments that exacerbate existing flood risk through net loss of flood storage capacity.</p> <p>Alternative Language-Finding e.</p>

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>f. <u>Natural systems and human communities are considered to be resilient when they can absorb and rebound from the impacts of weather extremes or climate change and continue functioning without substantial outside assistance. Systems that are currently under stress often have lower adaptive capacity and may be more vulnerable or susceptible to harm from climate change impacts. Human communities with adaptive capacity can adjust to climate change impacts by taking actions to reduce the potential damages, taking advantage of new opportunities arising from climate change, and accommodating the impacts. Understanding vulnerabilities to climate change is essential for assessing climate change risks to a project, the Bay or the shoreline. Risk is a function of the likelihood of an impact occurring and the consequence of that impact. Climate change risk assessments identify and prioritize issues that can be addressed by adaptation strategies.</u></p>	<p>*avoiding building development in areas that will require significant protection from sea level rise, fluvial flooding, storm surges or erosion during the life of the project, [2009 California Climate Adaptation Strategy]</p> <p>**However, while mitigation will be important to minimize many climatic and ecological impacts, adaptation is the only way to deal with the impacts of sea-level rise. [2009 California Climate Adaptation Strategy]</p>
	<p>Add underlined language as follows:</p> <p>g. <u>In the context of climate change, mitigation refers to actions taken to reduce greenhouse gas emissions, and adaptation refers to actions taken to address potential or experienced impacts of climate change that reduce risks. Adaptation actions can include relocating structures out of flood and inundation zones, protecting shorelines, and designing new construction to be resilient to sea level rise. Some actions can integrate adaptation and mitigation strategies, such as restoring tidal marshes that both sequester carbon and provide flood protection. Adaptation and mitigation measures that are implemented before sea level rises may be cost effective and may protect lives, property and ecosystems. **</u></p>	

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>h. <u>In the context of sea level rise adaptation, innovative approaches will likely include financing mechanisms, design concepts and land management practices. Effective, innovative adaptation approaches minimize public safety risks; maximize compatibility with and integration of natural processes; are resilient over a range of sea level, potential flooding impacts and storm intensities; and are adaptively managed. Developing innovative adaptation approaches will require financial resources, testing and refinement to ensure that they effectively protect the Bay ecosystem and public safety before they are implemented on a large scale.</u></p>	<p>*"the most risk-averse approach for minimizing the adverse effects of sea level rise and storm activities is to carefully consider new development within areas vulnerable to inundation and erosion." [2009 California Climate Adaptation Strategy]</p>
	<p>Add underlined language as follows:</p> <p>i. <u>Adaptive management is a cyclic, learning-oriented approach that is especially useful for complex environmental systems characterized by high levels of uncertainty about system processes and the potential for different ecological, social and economic impacts from alternative management options. Effective adaptive management requires setting clear and measurable objectives, collecting data, reviewing current scientific observations, monitoring the results of policy implementation or management actions, and integrating this information into future actions.</u></p>	
	<p>Add underlined language as follows:</p> <p>j. <u>The principle of sustainability embodies values of equity, environmental and public health protection, economic vitality and safety. The goal of sustainability is to conduct human endeavors in a manner that will avoid depleting natural resources for future generations and producing no more than can be assimilated through natural processes. Efforts to improve the sustainability of natural systems and human communities can improve their resilience to climate change by increasing their adaptive capacity.</u></p>	<p>[The goal of sustainability should also be to conduct human endeavors in a manner that will not burden future generations (economically or otherwise) with the task of resolving problems (e.g. flood protection, public safety) that are created by current generations.]</p>

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>k. <u>Shoreline development and infrastructure, critical to public and environmental health and the region's economic prosperity, are vulnerable to flooding from sea level rise and storm activity. Public safety may be compromised and personal property may be damaged or lost during floods. Important public shoreline infrastructure and facilities, such as airports, ports, regional transportation facilities, landfills, contaminated lands and wastewater treatment facilities are at risk of flood damage that could require costly repairs, result in the interruption or loss of vital services or degraded water quality. A lack of funding to address projected impacts from sea level rise will limit the Bay Area's ability to meet environmental, public health, equity and economic goals.</u></p>	<p>California Coastkeeper Alliance suggestion:</p> <p>k. <u>Shoreline development and infrastructure, critical to public and environmental health and the region's economic prosperity, are vulnerable to flooding from sea level rise and storm activity. Public safety may be compromised and personal property may be damaged or lost during floods. Important public shoreline infrastructure and facilities, such as airports, ports, regional transportation facilities, landfills, contaminated lands and wastewater treatment facilities are at risk of flood damage that could require costly repairs, result in the interruption or loss of vital services or degraded water quality. There may be inadequate funding available to protect all developed areas that are vulnerable to sea level rise and storm surge, and some developed areas may be suitable for ecosystem restoration if existing development is removed and the Bay is allowed to migrate inland.</u></p> <p>Alternative Language-Finding k.</p>

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>l. <u>Waterfront parks, beaches, public access sites, and the Bay Trail are particularly vulnerable to flooding from sea level rise and storm activity because they are located immediately adjacent to the Bay. Flooding of, or damage to these areas would adversely affect the region's quality of life, if important public spaces and recreational opportunities are lost.</u></p>	
	<p>Add underlined language as follows:</p> <p>m. <u>The Bay ecosystem contains diverse and unique plants and animals and provides many benefits to humans. For example, tidal wetlands provide critical flood protection, improve water quality, and sequester carbon. Tidal high marsh and adjacent ecotones are essential to many tidal marsh species, including endangered species. The Bay ecosystem is already stressed by human activities that lower its adaptive capacity, such as diversion of freshwater inflow and loss of tidal wetlands. Climate change will further alter the ecosystem by inundating or eroding wetlands and ecotones, changing sediment dynamics, altering species composition, raising the acidity of Bay waters, changing freshwater inflow or salinity, altering the food web, and impairing water quality, all of which may overwhelm the system's ability to rebound and continue functioning. Moreover, further loss of tidal wetlands will increase the risk of shoreline flooding.</u></p>	<p>[CCCR supports this statement]</p> <p>*and rare</p>
	<p>Add underlined language as follows:</p> <p>n. <u>Some Bay Area residents, particularly those with low incomes or disabilities and the elderly, may lack the resources or capacity to respond effectively to the impacts of sea level rise and storm activity. Financial and other assistance is needed to achieve regional equity goals and help everyone be part of resilient shoreline communities.</u></p>	

Climate Change

Alternative Language	Staff's Proposed Findings	
<p>Treasure Island Development Authority's suggestion:</p> <p><u>o. Approaches for ensuring public safety in developed vulnerable shoreline areas require adaptive management strategies that include: (1) protecting existing development; (2) accommodating flooding by building structures or infrastructure systems that are resilient and adaptable over time (3) discouraging permanent new development when adaptive management strategies cannot protect public safety in vulnerable shoreline areas; (4) allowing only interim and permanent new uses that can be adapted to protect public safety in vulnerable shoreline areas, or that can be removed or phased out if adaptive management strategies are not available as inundation threats increase; and (5) removing existing development that does not ensure public safety in vulnerable shoreline areas through adaptive management strategies.</u></p> <p>Alternative Language-Finding o.</p>	<p>Add underlined language as follows:</p> <p><u>o. Approaches for ensuring public safety in developed vulnerable shoreline areas include: (1) protecting existing development; (2) accommodating flooding by building structures that are resilient (3) discouraging permanent new development; (4) allowing only interim new uses that can be removed or phased out as inundation threats increase; and (5) removing existing development.</u></p> <p>[CCCR concurs with the proposed language.]</p>	

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>p. <u>Infill development is the economic use of underutilized or vacant land, or the rehabilitation of existing structures or infrastructure located in an area where supporting infrastructure is in place and that is surrounded by existing development that either is or will be served by transit. Infill development has been identified as an important strategy for reducing greenhouse gas emissions in the Bay Area by providing jobs and housing in locations and at densities</u></p>	<p>California Coastkeeper Alliance suggestion:</p> <p><i>Note: Do not include proposed finding p.</i></p> <p>[CCCR is strongly opposed to the inclusion of the proposed text. Local planning agencies often argue anything within their jurisdictional boundaries is "infill." This language is setting up a very slippery slope - what constitutes "infill?" How much infrastructure must be present? How much economic gain is sufficient to approve a project that is inconsistent with the majority of the strategies incorporated in the findings of this plan and that of the 2009 California Climate Adaptation Strategy? What would ensure a fair analysis of the purported economic benefits of a development vs. the burden that is placed on future generations should the development be impacted by future SLR, or the adverse impacts that would result to the natural environment?</p>
	<p>Add underlined language as follows:</p> <p>q. <u>When planning or regulating development within areas vulnerable to flooding from sea level rise, allowing small projects, such as minor repairs of existing facilities, and interim uses may be acceptable if they do not significantly increase overall risks to public safety.</u></p>	
	<p>Add underlined language as follows:</p> <p>r. <u>In some cases, the regional goals of encouraging infill development, remediating environmentally degraded land, redeveloping closed military bases and concentrating housing and job density near transit may conflict with the goal of minimizing flood risk by avoiding development in low-lying areas vulnerable to flooding. To minimize this conflict, infill or redevelopment in low-lying areas can be clustered on a portion of the property to reduce the area that must be protected; an adaptation strategy for dealing with rising sea level and shoreline flooding can be formulated with definitive goals and an adaptive management plan for addressing key uncertainties for the life of the project; measures can be incorporated that will achieve resilience and sustainability in all elements of</u></p>	<p>California Coastkeeper Alliance suggestion:</p> <p><i>Note: Do not include proposed finding r.</i></p> <p>Treasure Island Development Authority's suggestion:</p> <p>r. <u>In some cases, the regional goals of encouraging infill development, remediating environmentally degraded land, redeveloping closed military bases and concentrating housing and job density near transit may conflict with the goal of minimizing flood risk by avoiding development in low-lying areas vulnerable to flooding. To minimize this conflict, infill or redevelopment in low-lying areas can be clustered on a portion of the property to reduce the area that must be protected; an adaptation strategy for dealing with rising sea level and shoreline flooding can be formulated with definitive goals and an adaptive management plan for</u></p>

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>the project; and a permanent financial strategy can be developed to guarantee that the general public will not be burdened with the cost of protecting the project from any sea level rise or storm damage in the future.</p>	<p>addressing key uncertainties for the life of the project; measures can be incorporated that will achieve resilience and sustainability in all elements of the project; and a permanent financial strategy can be developed to guarantee that the general public will not be burdened with the cost of protecting the project from sea level rise or storm damage caused by sea level rise in the future.</p> <p>Alternative Language-Finding r.</p> <p>CCCR is strongly opposed to the incorporation of the proposed language. And CCCR strongly supports the concerns voiced by CCA in their October 6, 2010 comment letter regarding the language proposed in BPA 1-08 pertaining to infill development.</p>
	<p>Add underlined language as follows:</p> <p>s. <u>Some undeveloped low-lying areas that are vulnerable to shoreline flooding contain critical habitat or provide opportunities for habitat enhancement. Allowing development in these areas would preclude important habitat enhancement opportunities. Some developed areas may be suitable for ecosystem restoration if existing development is removed to allow the Bay migrate inland, although relocating communities is very costly and may result in the displacement of neighborhoods.</u></p>	
	<p>Add underlined language as follows:</p> <p>t. <u>There are multiple local, state, federal, and regional government agencies with authority over the Bay and shoreline. Local governments have broad authority over shoreline land use, but limited resources to address climate change adaptation. Working collaboratively can optimize scarce resources and create the flexibility needed to plan amidst a high degree of uncertainty.</u></p>	

Climate Change		
	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>u. <u>Government jurisdictional boundaries and authorities in the Bay Area are incongruent with the regional scale and nature of climate-related challenges. The Joint Policy Committee, which is comprised of regional agencies, provides a framework for regional decision-making to address climate change through consistent and effective regionwide policy and to provide local governments with assistance and incentives for addressing climate change.</u></p>	
	<p>Add underlined language as follows:</p> <p>v. <u>The Commission's current legal authority and regulatory jurisdiction, which were created to allow the Commission to advance the State goals of preventing unnecessary filling of the Bay and increasing public access to the Bay shoreline, limit the Commission's ability to successfully conserve the Bay and guide the wise development of the Bay and its shoreline in the face of current and future rates of sea level rise. However, through its Bay Plan policies the Commission can provide guidance to developers, the general public, local governments, and other governmental agencies that have broader authority over the use and development of areas that are vulnerable to inundation.</u></p>	
	<p>[CCCR supports the addition of this language]</p>	<p>Save the Bay's first suggested additional finding:</p> <p>The 2009 California Climate Adaptation Strategy (CAS), adopted pursuant to Executive Order S-13-08 establishes avoiding future hazards and protecting critical habitat as a top priority action to combat the impacts of sea level rise. The CAS says that "State agencies should consider project alternatives that avoid significant new development in areas that cannot be adequately protected (planning permitting.</p>

Climate Change		
	Staff's Proposed Findings	Alternative Language
		<p>development, and building) from flooding or erosion due to climate change. The most risk-averse approach for minimizing the adverse effects of sea level rise and storm activities is to carefully consider new development within areas vulnerable to inundation and erosion, and to consider prohibiting development of undeveloped, vulnerable shoreline areas containing critical habitat or opportunities for habitat creation. State agencies should generally not plan, develop, or build any new significant structure in a place where that structure will require significant protection from sea-level rise, storm surges, or coastal erosion during the expected life of the structure. However, vulnerable shoreline areas containing existing development or proposed for new development that has or will have regionally significant economic, cultural, or social value may have to be protected, and in-fill development in these areas should be closely scrutinized. State agencies should incorporate this policy into their decisions, and other levels of government are also encouraged to do so."</p>
	<p>[CCCR strongly supports the addition of this language]</p>	<p>Save the Bay's second suggested additional finding:</p> <p>The CAS recommends that "If agencies do plan, permit, develop or build any new structures in hazard zones, agencies should employ or encourage innovative engineering and design solutions so that the structures are resilient to potential flood or erosion events or can be easily relocated or removed to allow for progressive adaptation to sea level rise, flooding, and erosion."</p>

Climate Change		
Staff's Proposed Findings	Alternative Language	
[CCCR supports the addition of this language]	<p>Save the Bay's third suggested additional finding:</p> <p>To promote habitat protection in the face of sea level rise, the CAS says "The state should identify priority conservation areas and recommend lands that should be considered for acquisition and preservation. The state should consider prohibiting projects that would place development in undeveloped areas already containing critical habitat, and those containing opportunities for tidal wetland restoration, habitat migration, or buffer zones. The strategy should likewise encourage projects that protect critical habitats, fish, wildlife and other aquatic organisms and connections between coastal habitats. The state should pursue activities that can increase natural resiliency, such as restoring tidal wetlands, living shoreline, and related habitats; managing sediment for marsh accretion and natural flood protection; and maintaining upland buffer areas around tidal wetlands. For these priority conservation areas, impacts from nearby development should be minimized, such as secondary impacts from impaired water quality or hard protection devices."</p>	
	<p>Save the Bay's fourth suggested additional finding:</p> <p>The CAS recommends that by September 2010 BCDC and "state agencies responsible for the management and regulation of resources and infrastructure subject to potential sea-level rise should prepare agency-specific adaptation plans, guidance, and criteria, as appropriate. Agencies with overlapping jurisdictions in the coastal zone will coordinate when drafting these plans to reduce or eliminate conflicting approaches." The CAS says that BCDC "should: a. Consider requiring applicants to address how sea-level rise will affect their project, include design features that will ensure that the project objectives are feasible and that the project will not be rendered unusable or inoperable over its lifespan, that critical habitat is protected, and that public access is provided, where appropriate."</p>	

Climate Change		
	Staff's Proposed Policies	Alternative Language
	<p>Add underlined language as follows:</p> <p>1. <u>When planning shoreline areas or designing larger shoreline projects, a risk assessment should be prepared, based on the estimated 100-year flood elevations that take future sea level rise into account. A range of sea level rise projections for mid-century and end of century, including at least one high estimate, that is based on the best science-based projections currently available, should be used in the risk assessment.</u></p>	<p>Treasure Island Development Authority's suggestion:</p> <p>1. <u>When planning shoreline areas or designing larger shoreline projects, a risk assessment should be prepared, based on the estimated 100-year flood elevations that take future sea level rise into account. A reasonable range of sea level rise projections for mid-century and end of century, based on the best scientific data available, should be used in the risk assessment.</u></p>
		<p>Baykeeper's suggestion:</p> <p>1. <u>For any project located within an area potentially subject to sea-level rise at the 2100 time horizon, a site-specific flood risk assessment must be prepared to identify all potential flood mechanisms, degrees of uncertainty, and consequences of defense failure. Site-specific risk assessments should demonstrate that the project shall maintain resiliency to gradual sea-level rise over the life of the development as well as during storm surges at varying return frequencies. In addition, risk assessments should demonstrate that a project shall not exacerbate existing flood risk through net loss of flood storage capacity. Risk assessments should be accompanied and informed by the results of 2-D flood models specific to the proposed development. For</u></p>

Climate Change		
	Staff's Proposed Policies	Alternative Language
		<p>complex sites or breach analysis studies, BCDC may request more advanced 3-D modeling pending input from qualified agencies or outside reviewers. Projects exempt from this requirement include habitat restoration and site remediation projects that will not alter the flood storage capacity of the site.</p> <p>Alternative Language-Policy 1</p>
	<p>Add underlined language as follows:</p> <p>2. <u>To protect public safety and ecosystem services, within areas vulnerable to future shoreline flooding, all projects—other than minor repairs of existing facilities, small projects that do not increase risks to public safety, interim projects and infill projects within existing urbanized areas that likely will be protected whether or not the infill takes place—should be designed to be resilient to a mid-century sea level rise projection based upon a risk assessment conducted for the project. If it is likely the project will remain in place longer than mid-century, an adaptive management plan should be developed to address the long term impacts that will arise based on a risk assessment using the best available science-based projection for sea level rise at the end of the century.</u></p>	<p>California Coastkeeper Alliance's suggestion:</p> <p>2. <u>To protect public safety and ecosystem services, projects should be discouraged within areas vulnerable to future shoreline flooding...</u></p> <p><u>All projects—other than minor repairs of existing facilities, small projects that do not increase risks to public safety, and interim projects—should be designed to be resilient to a mid-century sea level rise projection based upon a risk assessment conducted for the project. If it is likely the project will remain in place longer than mid-century, an adaptive management plan should be developed to address the long term impacts that will arise based on a risk assessment using the best available science-based projection for sea level rise at the end of the century.</u></p>

Climate Change		
Staff's Proposed Policies	Alternative Language	
	<p>Treasure Island Development Authority's suggestion:</p> <p>2. To protect public safety and ecosystem services, within areas vulnerable to future shoreline flooding, all projects—other than minor repairs of existing facilities, small projects that do not increase risks to public safety, interim projects, infill projects within existing urbanized areas, and Priority Development Areas as designated by the Association of Bay Area Governments' FOCUS study that likely will be protected whether or not the infill takes place—should be designed to be resilient to a mid-century or a minimum of 50-year sea level rise projection based upon a risk assessment conducted for the project. If it is likely the project will remain in place longer than mid-century, an adaptive management plan should be developed to address the long term impacts that will arise based on a risk assessment using the best available science-based projection for sea level rise at the end of the century.</p>	<p>Alternative Language-Policy 2</p>

Climate Change		
	Staff's Proposed Policies	Alternative Language
	<p>Add underlined language as follows:</p> <p>3. <u>Undeveloped, vulnerable shoreline areas that currently sustain diverse habitats and species or possess conditions that make the areas especially suitable for ecosystem enhancement should be preserved, enhanced or permanently protected to allow for the inland migration of Bay habitat as sea level rises and to address the adverse environmental impacts of climate change.</u></p>	<p>Save the Bay's suggestion:</p> <p>3. <u>Undeveloped, vulnerable shoreline areas that currently sustain diverse habitats and species or possess conditions that make the areas especially suitable for ecosystem enhancement should be preserved, enhanced or permanently protected to allow for the inland migration of Bay habitat as sea level rises and to address the adverse environmental impacts of climate change. Development in these areas should be discouraged.</u></p> <p>Alternative Language-Policy 3</p> <p>*e.g. the area could provide for the restoration of regionally rare habitats and the species they support or could improve connectivity of habitat</p>
	<p>Add underlined language as follows:</p> <p>4. <u>Wherever feasible and appropriate, effective, innovative sea level rise adaptation approaches should be encouraged.</u></p>	

Climate Change		
	Staff's Proposed Policies	Alternative Language
	<p>Add underlined language as follows:</p> <p>5. <u>The Commission, in collaboration with the Joint Policy Committee, other regional, state and federal agencies, local governments, and the general public, should formulate a regional sea level rise adaptation strategy for protecting critical developed shoreline areas and natural ecosystems, enhancing the resilience of Bay and shoreline systems and increasing their adaptive capacity. The strategy should incorporate an adaptive management approach, be updated regularly to reflect changing conditions and information, and include maps of shoreline areas that are vulnerable to flooding based on projections of future sea level rise and shoreline flooding. The maps should be prepared and regularly updated in consultation with government agencies with authority over flood protection.</u></p> <p><u>The regional strategy should determine where existing development should be protected and infill development encouraged, where new development should be permitted, where existing development should eventually be removed to allow the Bay to migrate inland.</u></p>	<p>Treasure Island Development Authority's suggestion:</p> <p>5. <u>The Commission, in collaboration with the Joint Policy Committee, other regional, state and federal agencies, local governments, and the general public, should formulate a regional sea level rise adaptation strategy for protecting critical developed shoreline areas, Priority Development Areas as designated by the ABAG FOCUS study, and natural ecosystems, enhancing the resilience of Bay and shoreline systems and increasing their adaptive capacity. The strategy should incorporate an adaptive management approach, be updated regularly to reflect changing conditions and information, and include maps of shoreline areas that are vulnerable to flooding based on projections of future sea level rise and shoreline flooding. The maps should be prepared and regularly updated in consultation with government agencies with authority over flood protection.</u></p> <p><u>The regional strategy should determine where existing development should be protected and infill development encouraged, where new development should be permitted, where existing development should eventually be removed to allow the Bay to migrate inland.</u></p>

Climate Change		
	Staff's Proposed Policies	Alternative Language
	<p>The goals of the strategy should be to:</p> <p>a. <u>advance regional public safety and prosperity by protecting most existing shoreline development, especially development that provides regionally significant benefits, and by protecting infrastructure that is critical to public health or the region's economy, such as airports, ports, regional transportation, wastewater treatment facilities, major parks, recreational areas and trails;</u></p> <p>[CCCR supports the incorporation of CCA's suggested language.]</p>	<p>California Coastkeeper Alliance's suggestion:</p> <p>a. <u>advance regional public safety and prosperity by protecting most existing shoreline environment, especially development that provides regionally significant benefits, and by protecting infrastructure that is critical to public health or the region's economy, such as airports, ports, regional transportation, wastewater treatment facilities, major parks, recreational areas and trails;</u></p> <p>Treasure Island Development Authority's suggestion:</p> <p>a. <u>advance regional public safety and prosperity by protecting most existing shoreline development and Priority Development Areas as designated by the ABAG FOCUS study, especially development that provides regionally significant benefits, and by protecting infrastructure that is critical to public health or the region's economy, such as airports, ports, regional transportation, wastewater treatment facilities, major parks, recreational areas and trails;</u></p>
	<p>b. <u>enhance the Bay ecosystem (e.g., Bay habitats, fish, wildlife and other aquatic organisms) by identifying both developed and undeveloped areas where tidal wetlands and tidal flats can migrate landward; assuring adequate volumes of sediment for marsh accretion; identifying priority conservation areas that should be considered for acquisition, preservation or enhancement; developing and planning for flood protection; and maintaining sufficient transitional habitat and upland buffer areas around tidal wetlands;</u></p>	<p>[CCCR supports this language, provided it is understood the phrase "tidal wetlands" encompasses the range of habitats found in naturally occurring wetlands and not just native cordgrass and pickleweed. CCCR also suggests that "assuring adequate volumes of sediment..." should encompass the possible use of nearby sources of clean dredge material.]</p>

Climate Change		
Staff's Proposed Policies	Alternative Language	
<p>CCCR does not support the replacement of "shoreline environment" with the phrase "shoreline development", especially since this section refers to "future" shoreline development in the absence of language that conveys any sense that there might be situations where future shoreline development could not be integrated with the enhancement of the Bay ecosystem.</p> <p>2009 CCAS - p54. "Human activities across the state have reduced the ecological integrity of many areas as well as the levels of biodiversity. Climate change will act synergistically with existing stressors to have an even greater impact on already stressed ecosystems." And "The preservation of healthy, resilient ecosystems with a rich plant and animal biodiversity is critical to the health, safety and welfare of human populations. Human development has already reduced, degraded, and fragmented natural communities. This alone threatens the survival of individual species and some rare ecosystems."</p>	<p>c. <u>integrate the protection of existing and future shoreline development with the enhancement of the Bay ecosystem, such as by using feasible shoreline protection measures that incorporate natural Bay habitat for flood control and erosion prevention.</u>*</p> <p>d. <u>encourage innovative approaches to sea level rise adaptation;</u></p> <p>e. <u>identify a framework for integrating the adaptation responses of multiple government agencies;</u></p> <p>f. <u>integrate regional mitigation measures designed to reduce greenhouse gas emissions with regional adaptation measures designed to address the unavoidable impacts of climate change;</u></p> <p>g. <u>advance regional sustainability, encourage infill development and job creation, and provide diverse housing served by transit;</u></p> <p>h. <u>address any existing contamination and the implications of the contamination on water quality;</u></p> <p>i. <u>support research that provides information useful for planning and policy development on the impacts of climate change on the Bay,</u> particularly those related to shoreline flooding;</p> <p>j. <u>identify actions to prepare and implement the strategy, including any needed changes in law; and</u></p> <p>k. <u>identify mechanisms to provide information, tools, and financial resources so local governments can integrate regional climate change adaptation planning into local community design processes.</u></p>	<p>California Coastkeeper Alliance's suggestion:</p> <p>c. <u>integrate the protection of existing and future shoreline environment with the enhancement of the Bay ecosystem, such as by using feasible shoreline protection measures that incorporate natural Bay habitat for flood control and erosion prevention;</u></p> <p>California Coastkeeper Alliance's suggestion:</p> <p>g. <u>advance regional sustainability, encourage job creation, and provide diverse housing served by transit;</u></p> <p>Alternative Language-Policy 5</p> <p>*including consideration of the re-establishment of floodplains where local streams meet the bay.</p> <p>**in areas that are not vulnerable to sea level rise [While we agree advancing "regional sustainability" is a worthy goal, encouragement of infill development in areas vulnerable to sea level rise is contradictory. Building in areas susceptible to liquefaction and inundation by sea level rise and wave runup is not regionally sustainable and places the public physically and financially at risk.</p>

Climate Change		
	Staff's Proposed Policies	Alternative Language
<p>CCCR strenuously objects to the incorporation of items 6c and 6d as proposed. Please refer to comments on page 27. The language of the 2009 CAS must be incorporated:</p> <p>All levels of government are encouraged to consider:</p> <ul style="list-style-type: none"> • Incentive programs to encourage property owners in high-risk areas to relocate or limit future development. • Clustering new development in areas considered to have a low vulnerability to sea-level rise. • Creating additional buffers and setbacks for new construction to minimize risks to people and property and to protect coastal resources such as natural habitat and recreational areas (see strategy 4c). <p>There should be additional caveats that require the avoidance of additional harm to the natural environment and biodiversity highlighted in the 2009 CCAS quotes on the previous page and compliance with the strategies highlighted in Save the Bays comments on pages 18-20 should be demonstrated.</p>	<p>Add underlined language as follows:</p> <p>6. <u>Until a regional sea level rise adaptation strategy can be completed, when planning or regulating new development in areas vulnerable to future shoreline flooding, new projects should be limited to:</u></p> <ol style="list-style-type: none"> <u>minor repairs of existing facilities or small projects that do not increase risks to public safety;</u> <u>transportation facilities, public utilities or other critical infrastructure that is necessary for the continued viability of existing development;</u> <u>infill development within existing urbanized areas that contain development and infrastructure of such high value that the areas will likely be protected whether or not the infill takes place; *</u> <u>redevelopment that will remediate existing environmental degradation or contamination, particularly on closed military bases, if the redevelopment will (1) provide significant regional benefits and meet regional goals by concentrating employment or housing near adequate transit service sufficient to serve the project, and (2) include the following elements:</u> <ol style="list-style-type: none"> <u>an adaptation strategy for dealing with rising sea level and shoreline flooding with definitive goals and an adaptive management plan for addressing key uncertainties for the life of the project; (ii) measures that will achieve resilience and sustainability in all elements of the project; (iii) a permanent financial strategy that will guarantee the general public will not be burdened with the cost of protecting the project from any sea level rise or storm damage in the future;</u> 	<p>Baykeeper's suggestion:</p> <p>6. <u>Until a regional sea level rise adaptation strategy can be completed, when planning or regulating new development in areas vulnerable to future shoreline flooding, new projects located below the 100 year flood level plus 2100 sea-level rise should be limited to:</u></p> <ol style="list-style-type: none"> <u>minor repairs of existing facilities or changes to land use designation small projects that do not increase risks to public safety;</u> <u>'Less Vulnerable' and 'Water Compatible' developments, as defined below, and subject to appropriate pollution-prevention controls and adaptive management strategies.</u> <p><u>'Less Vulnerable' developments include:</u></p> <ul style="list-style-type: none"> • <u>Retail buildings;</u> • <u>Non-residential offices;</u> • <u>Restaurants;</u> • <u>Storage and distribution facilities;</u> • <u>Sand and gravel processing areas;</u> • <u>Military installations;</u> • <u>Assembly and leisure; and</u> • <u>Land and buildings used for agriculture.</u> <p><u>'Water Compatible' developments include:</u></p> <ul style="list-style-type: none"> • <u>Roads and transportation facilities necessary for existing development;</u> • <u>Electrical, water and sewage transmission infrastructure;</u> • <u>Maintenance of flood control structures;</u> • <u>Docks, marinas and wharves;</u> • <u>Navigation facilities;</u> • <u>Ship building, repairing and dismantling, dockside fish processing and compatible activities requiring a waterside location;</u>

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	Staff's Proposed Policies	Alternative Language
<p>[What is the definition of interim or temporary? Is there a time limit?]</p>	<p>e. <u>projects or uses that are interim or temporary in nature where the use or structures: (1) can be easily removed or relocated to higher ground; (2) can be amortized within a period before removal or relocation of the proposed use is required; and (3) will not require shoreline protection during the life of the project; or</u></p> <p>f. <u>public parks, natural resource restoration or environmental enhancement projects.</u></p>	<ul style="list-style-type: none"> • <u>Water-based recreation;</u> • <u>Public parks, habitat restoration projects, environmental remediation projects and essential infrastructure for these projects, such as restrooms and changing areas.</u> c) <u>redevelopment of 'More Vulnerable' developments, including residential units and health service facilities, that will remediate existing environmental degradation or contamination if the redevelopment (1) provides wider sustainability benefits to the community that outweigh flood risk and potential costs associated with shoreline defense and (2) includes the following elements: (i) an adaptation strategy for dealing with rising sea level and shoreline flooding with definitive goals and an adaptive management plan for addressing key uncertainties for the life of the project; (ii) a permanent financial strategy that will guarantee the general public will not be burdened with the cost of protecting the project from any sea level rise or storm damage in the future; (iii) evidence that project implementation shall not exacerbate flood risk through loss of flood storage capacity</u> or: d) <u>projects or uses that are interim or temporary in nature where the use or structures: (1) can be easily removed or relocated to higher ground; (2) can be amortized within a period before removal or relocation of the proposed use is required; and (3) will not require shoreline protection during the life of the project.</u>

Climate Change		
Staff's Proposed Policies	Alternative Language	
	<p>California Coastkeeper Alliance suggestion: <i>Note: Do not include finding 6(c).</i></p> <p>Treasure Island Development Authority's suggestion: <i>Note: Keep the rest of Policy 6 as proposed, but revise Policy 6(d)(2)(iii) as follows:</i></p> <p>d. (2) (iii) <u>a permanent financial strategy that will guarantee the general public will not be burdened with the cost of protecting the project from sea level rise or storm damage caused by sea level rise in the future;</u></p> <p>Alternative Language-Policy 6:</p>	
	<p>7. <u>To effectively address sea level rise and flooding, if more than one government agency has authority or jurisdiction over a particular issue or area, project reviews should be coordinated to resolve conflicting guidelines, standards or conditions.</u></p>	

Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
<p>f. Flood damage to fills and shoreline areas can result from a combination of heavy rainfall, high tides, and winds blowing onshore. To prevent such damage, structures on fill or near the shoreline should be above the highest expected water level during the expected life of the project or should be protected for the expected life of the project by levees of an adequate height.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>f. Flood damage to fills and shoreline areas can result from a combination of <u>sea level rise, storm surge, heavy rainfall, high tides, and winds blowing onshore. The most effective way to prevent such damage, is to locate projects and facilities structures on fill or near the shoreline should be above the a highest expected water-level 100-year flood level that takes future sea level rise into account, during the expected life of the project, or should be protected for the expected life of the project by Other approaches that can reduce flood damage include protecting structures or areas with levees, of an adequate-height seawalls, tidal marshes, or other protective measures, employing innovative design concepts, such as building structures that can be easily relocated, tolerate periodic flooding or are adaptively designed and managed to address sea level rise over time.</u></p>	<p>Baykeeper's suggestion:</p> <p>f. Flood damage to fills and shoreline areas can result from a combination of <u>sea level rise, storm surge, heavy rainfall, high tides, and winds blowing onshore. The most effective way to prevent such damage is to locate projects outside areas at risk of sea-level rise and storm surges of an appropriate return frequency. Structures on fill or near the shoreline should be above the highest expected water level during the expected life of the project or should be protected for the expected life of the project by levees of an adequate height. Other approaches that can reduce flood damage include protecting structures or areas with biological engineering approaches (i.e. Living Walls), levees, seawalls, tidal marshes, or other protective measures, employing innovative design concepts, such as building structures that can be easily relocated, tolerate periodic flooding or are adaptively designed and managed to address sea level rise over time.</u></p> <p>Alternative Language-Finding f:</p> <p>[CCCR concurs with the language provided by Baykeeper that structures on fill or near the shoreline should be above the highest expected water level during the expected life of the project, as opposed to the use of the 100-year flood level. BCD's own staff report states, "Shoreline development located is the current 100-year flood plain is subject to a 100% chance of flooding by mid-century.</p>

Safety of Fills	Staff's Proposed Findings	Alternative Language
Existing Bay Plan Findings	Add underlined language and delete struck-through language as follows:	
<p>g. Bay water levels are likely to increase in the future because of a relative rise in sea level (1) a rise in global sea level and (2) land elevation change (lifting or subsidence) around the Bay. If historic trends continue, global sea level should increase between four and five inches in the Bay in the next 50 years and could increase approximately one and one-half to five feet by the year 2100 depending on the rate of accelerated rise in sea level caused by the "greenhouse effect," the long-term warming of the earth's surface from heat radiated off the earth and trapped in the earth's atmosphere by gases released into the atmosphere. The warming would bring about an accelerated rise in sea level worldwide through thermal expansion of the upper layers of the oceans and melting of some of the earth's glaciers and polar ice packs. Land elevation change caused by tectonic (geologic including seismic) activity, consolidation or compaction of soft soils such as Bay muds, and extraction of subsurface groundwater or natural gas extraction, is variable around the Bay. Consequently, some parts of the Bay will experience a greater relative rise in sea level than other areas. For example, in Sausalito, the land area has been gradually lifting while in the South Bay excessive pumping from underground fresh water reservoirs has caused extensive subsidence of the ground surface in the San Jose area</p>	<p>g. Bay water levels are likely to increase in the future because of a relative rise in sea level. <u>Relative rise in sea level is the sum of: (1) a rise in global sea level and (2) land elevation change (lifting or subsidence) around the Bay. If historic trends continue, global sea level should increase between four and five inches in the Bay in the next 50 years and could increase approximately one and one-half to five feet by the year 2100 depending on the rate of accelerated rise in sea level caused by the "greenhouse effect," the long-term warming of the earth's surface from heat radiated off the earth and trapped in the earth's atmosphere by gases released into the atmosphere. The warming would bring about an accelerated rise in sea level worldwide through thermal expansion of the upper layers of the oceans and melting of some of the earth's glaciers and polar ice packs. Sea level is rising at an accelerated rate due to global climate change.</u> Land elevation change caused by tectonic (geologic, including seismic) activity, consolidation or compaction of soft soils such as Bay muds, and extraction of subsurface groundwater or natural gas extraction, is variable around the Bay. Consequently, some parts of the Bay will experience a greater relative rise in sea level than other areas. <u>Relative rise in sea level is the sum of: (1) a rise in global sea level and (2) land elevation change (lifting or subsidence) around the Bay. For example, in Sausalito, the land area has been gradually lifting while in the South Bay excessive pumping from underground fresh water reservoirs has caused extensive</u></p>	

Safety of Fills

Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
<p>and as far north as Dumbarton Bridge (map of Generalized Subsidence and Fault Zones shows subsidence from 1934 to 1967). Indications are that if heavy groundwater pumping is continued indefinitely in the South Bay area, land in the Alviso area (which has already subsided about seven feet since 1912) could subside up to seven feet more; if this occurs, extensive levees may be needed to prevent inundation of low-lying areas by the extreme high water levels.</p>	<p>subsidence of the ground surface in the San Jose area and as far north as Dumbarton Bridge (map of Generalized Subsidence and Fault Zones shows subsidence from 1934 to 1967). Indications are that if heavy groundwater pumping is continued indefinitely in the South Bay area, land in the Alviso area (which has already subsided about seven feet since 1912) could subside up to seven feet more; if this occurs, Where subsidence occurs, more extensive levees shoreline protection and wetland restoration projects may be needed to minimize prevent inundation flooding of low-lying areas by the extreme high water levels.</p>	
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language
<p>3. To provide vitally-needed information on the effects of earthquakes on all kinds of soils, installation of strong-motion seismographs should be required on all future major land fills. In addition, the Commission encourages installation of strong-motion seismographs in other developments on problem soils, and in other areas recommended by the U.S. Coast and Geodetic Survey, for purposes of data comparison and evaluation.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>3. To provide vitally-needed information on the effects of earthquakes on all kinds of soils, installation of strong-motion seismographs should be required on all future major land fills. In addition, the Commission encourages installation of strong-motion seismographs in other developments on problem soils, and in other areas recommended by the U.S. Coast and Geodetic Survey, for purposes of data comparison and evaluation.</p>	

Existing Bay Plan Findings	Staff's Proposed Policies	Alternative Language
<p>4. To prevent damage from flooding, structures on fill or near the shoreline should have adequate flood protection including consideration of future relative sea level rise as determined by competent engineers. As a general rule, structures on fill or near the shoreline should be above the wave runup level or sufficiently set back from the edge of the shore so that the structure is not subject to dynamic wave energy. In all cases, the bottom floor level of structures should be above the highest estimated tide elevation. Exceptions to the general height rule may be made for developments specifically designed to tolerate periodic flooding.</p> <p>*need to consider approval of</p> <p>**However, the Commission should first consider the strategy of the 2009 CCAS:</p> <p>Tidal Wetlands as Buffers –</p> <p>The state should identify and strategically prioritize for protection lands at the boundaries of the San Francisco Bay and Sacramento-San Joaquin Delta that will provide the habitat range for tidal wetlands to adapt to sea-level rise. Such lands help maintain estuarine ecosystem functions and create natural land features that act as storm buffers, protecting people and property from flood damages related to sea-level rise and storm surges.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>4. Adequate measures should be provided <u>To</u> prevent damage from <u>sea level rise and storm activity flooding</u>; that may occur <u>structures on fill or near the shoreline over the expected life of a project</u>. <u>should have adequate flood protection including consideration of future relative sea level rise as determined by competent engineers. As a general rule, The Commission may approve fill that is needed to provide flood protection for existing projects. ** New projects structures on fill or near the shoreline should either be above the wave runup level or sufficiently set back from the edge of the shore so that the project structure is will not be subject to dynamic wave energy, be built so in all cases, the bottom floor level of structures should will be above a the highest estimated tide 100-year flood elevation that takes future sea level rise into account for the expected life of the project, be Exceptions to the general height rule may be made for developments specifically designed to tolerate periodic flooding, or employ other effective means of addressing the impacts of future sea level rise and storm activity. Rights-of-way for levees or other structures protecting inland areas from tidal flooding should be sufficiently wide on the upland side to allow for future levee widening to support additional levee height so that no fill for levee widening is placed in the Bay.</u></p>	<p>Baykeeper's suggestion:</p> <p>4. Adequate measures should be provided <u>To</u> prevent damage from <u>sea level rise and storm activity flooding</u>; that may occur <u>structures on fill or near the shoreline over the expected life of a project</u>. <u>should have adequate flood protection including consideration of future relative sea level rise as determined by competent engineers. As a general rule, The Commission may approve fill that is needed to provide flood protection for existing projects. New projects structures on fill or near the shoreline should either be above the wave runup level or sufficiently set back from the edge of the shore so that the project structure is will not be subject to dynamic wave energy; be built so in all cases, the bottom floor level of structures, including an appropriate freeboard, is placed at a height appropriate for the use and location of the site, as informed by a flood risk assessment in consultation with Flood Control Districts and/or the Army Corps of Engineers; of structures will be above the highest estimated tide elevation. Exceptions to the general height rule may be made for developments be specifically designed to tolerate periodic flooding; or employ other effective means of addressing the impacts of future sea level rise and storm activity. Rights-of-way for levees or other structures protecting inland areas from tidal flooding should be sufficiently wide on the upland side to allow for future levee widening to support additional levee height so that no fill for levee widening is placed in the Bay.</u></p>

Safety of Fills		
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language
		Alternative Language-Policy 4
<p>5. To minimize the potential hazard to Bay fill projects and bayside development from subsidence, all proposed developments should be sufficiently high above the highest estimated tide level for the expected life of the project or sufficiently protected by levees to allow for the effects of additional subsidence for the expected life of the project, utilizing the latest information available from the U.S. Geological Survey and the National Ocean Service. Rights-of-way for levees protecting inland areas from tidal flooding should be sufficiently wide on the upland side to allow for future levee widening to support additional levee height so that no fill for levee widening is placed in the Bay.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>5. To minimize the potential hazard to Bay fill projects and bayside development from subsidence, all proposed developments should be sufficiently high above the highest estimated tide level for the expected life of the project or sufficiently protected by levees to allow for the effects of additional subsidence for the expected life of the project, utilizing the latest information available from the U.S. Geological Survey and the National Ocean Service. Rights-of-way for levees protecting inland areas from tidal flooding should be sufficiently wide on the upland side to allow for future levee widening to support additional levee height so that no fill for levee widening is placed in the Bay.</p>	

Safety of Fills		
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language
<p>6. Local governments and special districts with responsibilities for flood protection should assure that their requirements and criteria reflect future relative sea level rise and should assure that new structures and uses attracting people are not approved in current or future flood prone areas or in areas that will become flood prone in the future, and that structures and uses that are approvable will be built at stable elevations to assure long-term protection from flood hazards.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>6. Local governments and special districts with responsibilities for flood protection should assure that their requirements and criteria reflect <u>address</u> future relative sea level rise <u>and should assure</u> <u>so</u> that new structures and uses attracting people are not approved in current or future flood prone areas, <u>or in areas that will become flood prone in the future</u>; and that structures and uses that are <u>approved</u> <u>approvable</u> will be built at stable elevations and are properly designed to assure long-term protection from flood hazards <u>shoreline flooding</u>.</p>	<p>[CCCC heartily supports this language]</p>

Protection of the Shoreline Protection		
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>a. Well designed shoreline protection projects, such as levees, wetlands, or riprap, can prevent shoreline erosion and damage from flooding.</p>	<p>[Riprap should only be used in situations where it will not negatively impact listed or rare species by providing habitat for non-native predators, or displace habitat of listed or rare species.]</p>
<p>a. Erosion control projects are often needed to protect shoreline property and improvements from erosion. Because so much shoreline consists of soft, easily eroded soils, protective structures are usually required to stabilize and establish a permanent shoreline. These structures often require periodic maintenance and reconstruction.</p>	<p>Delete struck-through language as follows:</p> <p>a. Erosion control Because vast shoreline areas are vulnerable to flooding and because much of the shoreline consists of soft, easily eroded soils, shoreline protection projects are often needed to protect reduce damage to shoreline property and improvements from erosion. Because so much shoreline consists of soft, easily eroded soils, protective structures are usually required to stabilize and establish a permanent shoreline. These structures Structural shoreline protection, such as riprap, levees, and seawalls, often requires periodic maintenance and reconstruction.</p>	
<p>b. Most erosion control projects involve some fill which can adversely affect natural resources such as water surface area and volume, tidal circulation, and wildlife use, marshes, and mudflats. Structural shoreline protection can further cause erosion of tidal wetlands and tidal flats, prevent wetland migration to accommodate sea level rise, create a barrier to physical and visual public access to the Bay, create a false sense of security and may have cumulative impacts. Physical and visual public access can be provided on levees and other protection structures. As the rate of sea level rise accelerates and the potential for shoreline flooding increases, the demand for new shoreline protection projects will likely increase. Some projects may involve extensive amounts of fill.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>b. c. Most erosion control structural shoreline protection projects involve some fill, which can adversely affect natural resources, such as water surface area and volume, tidal circulation, and wildlife use. marshes, and mudflats. Structural shoreline protection can further cause erosion of tidal wetlands and tidal flats, prevent wetland migration to accommodate sea level rise, create a barrier to physical and visual public access to the Bay, create a false sense of security and may have cumulative impacts. Physical and visual public access can be provided on levees and other protection structures. As the rate of sea level rise accelerates and the potential for shoreline flooding increases, the demand for new shoreline protection projects will likely increase. Some projects may involve extensive amounts of fill.</p>	

Protection of the Shoreline Protection			
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language	
<p>c. Shoreline protection structures, such as riprap and sea walls, are most effective and less damaging to natural resources if they are the appropriate kind of structure for the project site and erosion problem, and are properly designed, constructed, and maintained. Because factors affecting erosion vary considerably, no single protective method or structure is appropriate in all situations. When a structure is not appropriate or improperly designed and constructed to meet the unique site characteristics, flood conditions of, and erosion forces at a project site, the structure is more likely to fail, require additional fill to repair, have higher long-term maintenance costs because of higher frequency of repair, and cause greater disturbance and displacement of the site's natural resources.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>e. <u>d. Structural shoreline protection structures, such as riprap and sea walls, are most effective and less damaging to natural resources if they are the appropriate kind of structure for the project site and erosion and flood problem, and are properly designed, constructed, and maintained. Because factors affecting erosion and flooding vary considerably, no single protective method or structure is appropriate in all situations. When a structure is not appropriate or improperly designed and constructed to meet the unique site characteristics, flood conditions of, and erosion forces at a project site, the structure is more likely to fail, require additional fill to repair, have higher long-term maintenance costs because of higher frequency of repair, and cause greater disturbance and displacement of the site's natural resources.</u></p>	<p>[CCCR urges the avoidance of structural shoreline protection whenever feasible. We do not concur it is the most effective and it is less damaging to natural resources. This statement is inconsistent with the 2009 CCAS. Moreover, inland migration is frequently hindered by development such as bulkheads, seawalls, roads, and buildings. Continued growth and development in coastal areas will only increase the direct pressure on remaining habitats and make inland migration more difficult. Sea-level rise, especially at the increasing rates 21st century, may result in the loss of substantial areas of critical habitat for a variety of coastal species.</p>	
	<p>Add underlined language as follows:</p> <p>e. <u>Addressing the impacts of sea level rise and shoreline flooding may require large-scale flood protection projects, including some that extend across jurisdictional or property boundaries. Coordination with adjacent property owners or jurisdictions to create contiguous, effective shoreline protection is critical when planning and constructing flood protection projects. Failure to coordinate may result in inadequate shoreline protection (e.g., a protection system with gaps or one that causes accelerated erosion in adjacent areas).</u></p>	<p>Refer to previous comments regarding flood protection.</p>	

Protection-of-the Shoreline Protection			
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language	
d. Nonstructural erosion control methods, such as marsh plantings, are typically effective only in areas experiencing mild erosion. However, in some instances, it may be possible to combine marsh restoration with structural approaches to control shoreline erosion, thereby minimizing the erosion control project's impact on natural resources.	Add underlined language and delete struck-through language as follows: d. f. Nonstructural erosion control <u>shoreline protection</u> methods, such as tidal marshes marsh plantings , can provide effective flood control but are typically effective for erosion control only in areas experiencing mild erosion. However, in some instances, it may be possible to combine marsh habitat restoration, enhancement or protection with structural approaches to provide protection from flooding and control shoreline erosion, thereby minimizing the erosion control shoreline protection project's impact on natural resources.	[CCCC concurs]	
e. Loose dirt, concrete slabs, asphalt, bricks, scrap wood and other kinds of debris, are generally ineffective in halting shoreline erosion and may lead to increased fill. Although providing some short-term shoreline protection, protective structures constructed of such debris materials typically fail rapidly in storm conditions because the material slides bayward or is washed offshore. Repairing these ineffective structures requires additional material to be placed along the shoreline, leading to unnecessary fill and disturbance of natural resources.	Add underlined language and delete struck-through language as follows: e.g. Loose dirt, concrete slabs, asphalt, bricks, scrap wood and other kinds of debris, are generally ineffective in halting shoreline erosion <u>or preventing flooding and</u> may lead to increased fill <u>or release of pollutants</u> . Although providing some short-term shoreline protection, protective structures constructed of such debris materials typically fail rapidly in storm conditions because the material slides bayward or is washed offshore. Repairing these ineffective structures requires additional material to be placed along the shoreline, leading to unnecessary fill and disturbance of natural resources.		

Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language
<p>1. New shoreline erosion control projects and the maintenance or reconstruction of existing erosion control facilities should be authorized if: (a) the project is necessary to protect the shoreline from erosion; (b) the type of the protective structure is appropriate for the project site and the erosion conditions at the project site; and (c) the project is properly designed and constructed. Professionals knowledgeable of the Commission's concerns, such as civil engineers experienced in coastal processes, should participate in the design of erosion control projects.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>1. New shoreline <u>erosion-control protection</u> projects and the maintenance or reconstruction of existing <u>erosion-control facilities</u> projects should be authorized if: (a) the project is necessary to <u>protect existing</u> shoreline development from <u>flooding or erosion</u>; (b) the type of the protective structure is appropriate for the project site, the uses to be protected, and the erosion and <u>flooding conditions at the site</u>; and (c) the project is properly engineered to provide erosion control and flood protection for the <u>expected life of the project based on a 100-year flood event that takes future sea level rise into account</u>; (d) the project is properly designed and constructed to prevent significant impediments to physical and visual public access; and (e) the protection is integrated with current or planned adjacent shoreline protection measures. Professionals knowledgeable of the Commission's concerns, such as civil engineers experienced in coastal processes should participate in the design.</p> <p>*f)The project is designed to provide migration of tidal marsh species and habitats as sea level rises. g)The project does not lead to further fragmentation of habitat.</p>	<p>Treasure Island Development Authority's suggestion:</p> <p>1. New shoreline erosion-control protection projects and the maintenance or reconstruction of existing erosion-control facilities projects should be authorized if: (a) the project is necessary to protect existing shoreline development and <u>Priority Development Areas as designated by the ABAG FOCUS study from flooding or erosion</u>; (b) the type of the protective structure is appropriate for the project site, the uses to be protected, and the erosion and flooding conditions at the site; and (c) the project is properly engineered to provide erosion control and flood protection for the <u>expected life of the project based on a 100-year flood event that takes future sea level rise into account</u>; (d) the project is properly designed and constructed to prevent significant impediments to physical and visual public access; and (e) the protection is integrated with current or planned adjacent shoreline protection measures. Professionals knowledgeable of the Commission's concerns, such as civil engineers experienced in coastal processes should participate in the design.</p>

Protection-of-the Shoreline Protection			
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language	
		Alternative Language-Policy 1	
<p>2. Riprap revetments, the most common shoreline protective structure, should be constructed of properly sized and placed material that meet sound engineering criteria for durability, density, and porosity. Armor materials used in the revetment should be placed according to accepted engineering practice, and be free of extraneous material, such as debris and reinforcing steel. Generally, only engineered quarrystone or concrete pieces that have either been specially cast or carefully selected for size, density, durability, and freedom of extraneous materials from demolition debris will meet these requirements. Riprap revetments constructed out of other debris materials should not be authorized.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>2. Riprap revetments, the most common shoreline protective structure, should be constructed of properly sized and placed material that meet sound engineering criteria for durability, density, and porosity. Armor materials used in the revetment should be placed according to accepted engineering practice, and be free of extraneous material, such as debris and reinforcing steel. Generally, only engineered quarrystone or concrete pieces that have either been specially cast, are free of extraneous materials from demolition debris, or and are carefully selected for size, density, and durability, and freedom of extraneous materials from demolition debris will meet these requirements. Riprap revetments constructed out of other debris materials should not be authorized.</p>	<p>[Refer to our previous comments regarding the use of riprap]</p>	

Protection-of-the Shoreline Protection			
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language	
<p>3. Authorized protective projects should be regularly maintained according to a long-term maintenance program to assure that the shoreline will be protected from tidal erosion and that the effects of the erosion control project on natural resources during the life of the project will be the minimum necessary.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>3. Authorized protective projects should be regularly maintained according to a long-term maintenance program to assure that the shoreline will be protected from tidal erosion and flooding and that the effects of the erosion control shoreline protection project on natural resources during the life of the project will be the minimum necessary. *</p>	<p>[and will not prevent the migration of tidal marsh species and habitats as sea level rises, or contribute to further fragmentation of bay habitats.]</p>	
<p>4. Shoreline protective projects should include provisions for nonstructural methods such as marsh vegetation where feasible. Along shorelines that support marsh vegetation or where marsh establishment has a reasonable chance of success, the Commission should require that the design of authorized protective projects include provisions for establishing marsh and transitional upland vegetation as part of the protective structure, wherever practicable.</p>	<p>4. Whenever feasible and appropriate, shoreline protective projects should include provisions for nonstructural methods such as marsh vegetation where feasible and <u>integrate shoreline protection and Bay ecosystem enhancement, using adaptive management.</u> Along shorelines that support marsh vegetation, or where marsh establishment has a reasonable chance of success, the Commission should require that the design of authorized protective projects include provisions for establishing marsh and transitional upland vegetation as part of the protective structure, wherever practicable <u>feasible.</u></p>	<p>[CCCR concurs]</p>	
	<p>Add underlined language as follows:</p> <p>5. Adverse impacts to natural resources and public access from new shoreline protection should be avoided. Where significant impacts cannot be avoided, mitigation or alternative public access should be provided.</p>		

Public Access. The staff preliminarily recommends the Commission revise the findings and policies in the *Public Access* policy section as shown below.

More context on how other findings and policies in this section of the Bay Plan relate to the proposed changes, especially those that the staff is not proposing to change, is available at http://www.bcdc.ca.gov/laws/plans/sfbay_plan.shtml.

Public Access		
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
	<p>Add underlined language as follows:</p> <p>f. <u>Accelerated flooding from sea level rise and storm activity will severely impact existing shoreline public access, resulting in temporary or permanent closures. Periodic and consistent flooding would increase damage to public access areas, which can then require additional fill to repair, raise maintenance costs, and cause greater disturbance and displacement of the site's natural resources. Risks to public health and safety from sea level rise and shoreline flooding may require new shoreline protection to be installed or existing shoreline protection to be modified, which may impede physical and visual access to the Bay.</u></p>	
<p>h. Public access areas obtained through the permit process are most utilized if they provide physical access, provide connections to public rights-of-way, are related to adjacent uses, are designed, improved and maintained clearly to indicate their public character, and provide visual access to the Bay.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>h i. Public access areas obtained through the permit process are most utilized if they provide physical access, provide connections to public rights-of-way, are related to adjacent uses, are designed, improved and maintained clearly to indicate their public character, and provide visual access to the Bay. Flooding from sea level rise and storm activity increase the difficulty of designing public access areas (e.g., connecting new public access that is set at a higher elevation or located farther inland than existing public access areas).</p>	

Public Access		
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language
<p>k. Studies indicate that public access may have immediate effects on wildlife (including flushing, increased stress, interrupted foraging, or nest abandonment) and may result in adverse long-term population and species effects. Although some wildlife may adapt to human presence, not all species or individuals may adapt equally, and adaptation may leave some wildlife more vulnerable to harmful human interactions such as harassment or poaching. The type and severity of effects, if any, on wildlife depend on many factors, including physical site configuration, species present, and the nature of the human activity. Accurate characterization of site, habitat and wildlife conditions, and of likely human activities, would provide information critical to understanding potential effects on wildlife.</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>k l. Studies indicate that public access may have immediate effects on wildlife (including flushing, increased stress, interrupted foraging, or nest abandonment) and may result in adverse long-term population and species effects. Although some wildlife may adapt to human presence, not all species or individuals may adapt equally, and adaptation may leave some wildlife more vulnerable to harmful human interactions such as harassment or poaching. The type and severity of effects, if any, on wildlife depend on many factors, including physical site configuration, species present, and the nature of the human activity. Accurate characterization of current and future site, habitat and wildlife conditions, and of likely human activities, would provide information critical to understanding potential effects on wildlife.</p>	<p>[CCCC concurs]</p>
<p>l. Potential adverse effects on wildlife from public access may be avoided or minimized by siting, designing and managing public access to reduce or prevent adverse human and wildlife interactions. Managing human use of the area may include adequately maintaining improvements, periodic closure of access areas, pet restrictions such as leash requirements, and prohibition of public access in areas where other strategies are insufficient to avoid adverse effects. Properly sited and/or designed public access can avoid habitat fragmentation and limit predator access routes to wildlife areas. In some cases,</p>	<p>Add underlined language and delete struck-through language as follows:</p> <p>l m. Potential adverse effects on wildlife from public access may be avoided or minimized by siting, designing and managing public access to reduce or prevent adverse human and wildlife interactions. Managing human use of the area may include adequately maintaining improvements, periodic closure of access areas, pet restrictions such as leash requirements, and prohibition of public access in areas where other strategies are insufficient to avoid adverse effects. Properly sited and/or designed public access can avoid habitat fragmentation and limit predator access routes to wildlife areas. In some cases,</p>	

Public Access			
Existing Bay Plan Findings	Staff's Proposed Findings	Alternative Language	
public access adjacent to sensitive wildlife areas may be set back from the shoreline a greater distance because buffers may be needed to avoid or minimize human disturbance of wildlife. Appropriate siting, design and management strategies depend on the environmental characteristics of the site and the likely human uses of the site.	access can avoid habitat fragmentation and limit predator access routes to wildlife areas. In some cases, public access adjacent to sensitive wildlife areas may be set back from the shoreline a greater distance because buffers may be needed to avoid or minimize human disturbance of wildlife. Appropriate siting, design and management strategies depend on the environmental characteristics of the site, and the likely human uses of the site, and the potential impacts of future sea-level-rise climate change.		
Existing Bay Plan Policies	Staff's Proposed Policies	Alternative Language	
	<p>Add underlined language as follows:</p> <p>5. <u>Public access should be sited, designed, managed and maintained to avoid significant adverse impacts from sea level rise and shoreline flooding.*</u></p>	and where consistent with wildlife use.	
5. Whenever public access to the Bay is provided as a condition of development, on fill or on the shoreline, the access should be done wherever appropriate by requiring dedication of fee title or easements at no cost to the public, in the same manner that streets, park sites, and school sites are dedicated to the public as part of the subdivision process in cities and counties.	<p>Add underlined language and delete struck-through language as follows:</p> <p>5 6. Whenever public access to the Bay is provided as a condition of development, on fill or on the shoreline, the access should be permanently guaranteed. This should be done wherever appropriate by requiring dedication of fee title or easements at no cost to the public, in the same manner that streets, park sites, and school sites are dedicated to the public as part of the subdivision process in cities and counties. <u>Any public access provided as a condition of development should either be required to remain viable in the event of future sea level rise or flooding, or equivalent access consistent with the project should be provided nearby.</u></p>		

Agenda Item #9



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PLANNING • URBAN RESEARCH
ASSOCIATION

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 21, 2010

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Sean Randolph, Chairman
Will Travis, Executive Director
San Francisco Bay Conservation and Development Commission
50 California St., Suite 2600
San Francisco, CA 94111

Dear Chairman Randolph and Director Travis:

I am writing on behalf of SPUR to express support for BCDC's leadership on sea level rise and climate change in the Bay Area. SPUR, the San Francisco Planning and Urban Research Association, is a member-supported public policy think tank promoting good planning and good government. We appreciate this opportunity to comment, and to participate in the public process you have generated, regarding proposed Bay Plan Amendments No. 1-08.

As you know, sea level rise is an important issue that is not going away. Managing its trajectory in the future is nothing short of preventing human suffering, economic loss, and ecological collapse. To a large degree, the reason we are having such an impassioned conversation in our region about what to do about sea level rise is because of your leadership on framing this issue over the last few years. SPUR commends you for advancing this dialogue and providing such valuable information to the public in the form of your staff report, "Living With a Rising Bay", and the *Rising Tides* design competition. We also believe that, in light of failed national and international agreements to halt climate change, tackling adaptation to it—which must be done locally—is a project of growing importance.

SPUR has published several papers on climate change: one, that creates a prioritized climate action plan for the City of San Francisco; a second, that addresses the necessity of sea level rise planning, and provides a typology of shoreline management strategies we might need to use in our region to adapt to it. We have an ongoing task force that is working to vet climate adaptation strategies for the region, including how we should deal with new threats of extreme weather and sea level rise.

However, we believe that all of this work, including the logical next step of amending the Bay Plan to acknowledge and help us adapt to climate change, must occur in the context of regional development and conservation aspirations, and try to reconcile conflicts among competing goals. Climate change, while important, is not the only issue of the future for which we need to solve. As a region, we need to build enough housing and in the right places, to meet our adopted VMT reduction targets under SB 375. We need to reduce congestion on our highways. We need more affordable housing, seismically safe infrastructure, transit-oriented job centers, and the list goes on. We also need to restore our environment and the Bay, and certain laudable efforts

aside, we are failing to achieve restoration goals that we have had for a long time, and are not even part of the recent spate of new climate change-oriented guidance from our regional agencies.

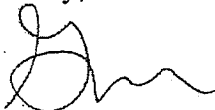
While BCDC's attempt to solve for sea level rise, MTC's attempt to solve for reducing personal vehicle travel, ABAG's attempt to solve for compact land use, and BAAQMD's attempt to solve for GHGs and air pollution are all incredibly important and noble, what we still need is a more fine-grained analysis to ensure that we achieve these goals in a coordinated way. Without clear guidance on how to reconcile all of these new rules, especially for local government, and especially where they may conflict, we will make them harder and harder to realize. We will also unintentionally exacerbate sprawl, which will make global warming even worse.

SPUR believes that it is possible both to encourage true urban infill development in the right locations, and to meaningfully plan for sea level rise, and that there are some essential changes that should be made to the amendments to ensure that we all proceed on the right path. We will suggest language changes to some of your proposed amendments within the next few weeks, before the Commission meets on November 2. In the meantime, the essence of our suggested changes will encourage BCDC to:

1. Establish a more narrow and specific definition of "infill development" that focuses on underutilized land within truly urbanized areas that is surrounded by or adjacent to existing infrastructure and utilities, such as water, electricity, and public transportation;
2. Provide formal assurances in new findings or elsewhere clarifying that the proposed amendments are not intended to expand the Commission's jurisdiction;
3. Provide similar assurances to give certainty to activities that may be undertaken in the future that are within the scope of an existing major permit;
4. Recognize the role of local building officials;
5. Provide a timeline for beginning the regional process to develop a regional sea level rise strategy;
6. Provide guidance on how local governments that have jurisdiction in the future inundation zone may reconcile sea level rise planning with other regional climate change goals; and
7. State that BCDC should work with ABAG and the Joint Policy Committee to reconcile any inconsistencies with Priority Development Areas.

Overall, we are very encouraged by our regional government's efforts to solve for global warming in a world that cannot seem to enact the changes we need. We are grateful to BCDC for being a thought leader, globally, on this issue. But we strongly encourage you to ensure that its sea level rise guidance to the region advances, and at least does not diminish our chances to achieve, other valuable development and conservation goals to which we aspire.

Sincerely,



Gabriel Metcalf
Executive Director

**CITY OF HERCULES**

111 CIVIC DRIVE, HERCULES, CA 94547

PHONE: 510 • 799 • 8200

October 21, 2010

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing to express my continued objections to the way BCDC is handing the concerns of local public agencies to the proposed land-use policies and guidelines contained in your proposed amendment to the San Francisco Bay Plan on climate change and sea level rise.

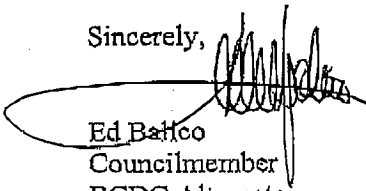
As you may recall, at the October 7th meeting where I attended as an alternate, I clearly expressed my concerns that BCDC needs to meet with all impacted jurisdictions throughout the Bay Area before adopting the new climate change policies. While I understand that you are planning a meeting on October 29th for local agencies, I do not believe that is sufficient. I think that it is critical that BCDC reach out to potentially impacted local agencies on our "home turf", so that our communities can be part of this very important discussion.

With that in mind, I invite you to come to a Hercules City Council meeting where you can address our specific concerns or one of the sub regional agency offices in Contra Costa County (i.e. CCTA).

Unfortunately, while I know that your agency has been working on these policies for awhile, the truth of the matter is that the discussions to date has not included a number of potentially impacted agencies. We have many questions about the policies, not the least of which is the potential impact on our already completed and planned developments along the shoreline in Hercules.

Thank you for the opportunity to provide my comments. I look forward to working with BCDC staff and the Commission on climate change policies that we can all buy into. This issue is too important to not have substantial consensus throughout the Bay Area.

Sincerely,


Ed Battico
Councilmember
BCDC Alternate



Napa-Solano Counties BUILDING AND CONSTRUCTION TRADES COUNCIL

AFFILIATED WITH
AFL-CIO
CALIFORNIA LABOR FEDERATION, AFL-CIO
BUILDING TRADES DEPARTMENT, WASHINGTON D.C.
STATE BUILDING & CONSTRUCTION TRADES COUNCIL

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OCT 21 2010

PHONE (707) 426-6454
FAX (707) 426-6419
2540 N. WATNEY WAY
FAIRFIELD, CALIFORNIA 94533-6773

October 20, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Will Travis, Executive Director
R. Sean Randolph, Chairman
San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

Re: Bay Plan Climate Change Amendments

Dear Executive Director, Chairman and Commissioners:

Most recently, it has come to our attention that on October 21, 2010, the staff of the San Francisco Bay Conservation and Development Commission (BCDC) will be proposing amendments to the BCDC Bay Plan that are intended to address the potential of a 55-inch sea level raise that is predicted to take place by the end of this century.


It is our understanding that the proposed amendments affect 213,000 acres which are well outside the BCDC's existing geographic and policy jurisdiction under the McAtee-Petris Act. Additionally, we have been told that the proposed amendments are being made without environmental review under the California Environmental Quality Act (CEQA).

Although the BCDC began drafting these amendments in March 2009, staff has received input from fewer than a dozen individuals and organizations, largely Bay-focused environmental groups and a few business associations that regularly monitor the BCDC. These far reaching amendments to the Bay Plan have received virtually no press coverage, and elected officials and community leaders in areas that will be affected by the new regulations have little or no knowledge that these amendments are being considered.

The Napa-Solano Counties Building and Construction Trades Council believes it is important that stakeholders and all levels of government collectively need to address this issue, and that because of the potential dramatic negative impact that the proposed amendments will have on local governments, developers and land owners around the bay, an economic and environmental impact review should be conducted.

With this letter, we are respectfully requesting that the BCC defer the adoption of the proposed amendments on October 21, 2010, that a full discussion be initiated involving all stakeholders, and an EIR and an economic impact analysis be conducted. Thank you for your consideration of this request.

Sincerely,


Lou Franchimon
Business Manager

LF:BM
Oneiu-3-afl-cio



Sonoma County Alliance

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OCT 21 2010

*A Healthy Environment
Depends Upon
A Healthy Economy*

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

President 2010

Larry L. Wasem, Airport Business Center

President Elect 2011

Mike Martini, Taft Street Winery

Immediate Past President/SCAPAC

Pat Kilkenny, Kilkenny Advisors

Directors:

Tony Alvernaz, Santa Rosa City Employees Assoc.

Mike Arendt, Luther Burbank Savings

Brad Bollinger, North Bay Business Journal

Amy Bollen, Sonoma County Water Agency

Damon Calegari, Ghilotti Construction

Keith Christopherson

Don Coddling, Coddling Enterprises

Jonathan Coe, Santa Rosa Chamber

Brad Connors, Santa Rosa Police Officers

Terry Darcy, Darcy's Fine Jewelers

Howard Daulton, Well Fargo Bank

Paul Donaldson, Team Ghilotti, Inc.

Pete Downs, Kendall Jackson

Bill Focha, Sonoma County Deputy Sheriffs Ass.

Eric Goldschlag, Santa Rosa Police Department

Dennis Harter, Sequoia Pacific Mortgage

Kathy Hayes, North Bay Association of Realtors

David Hayner, Operating Engineers 3

Doug Hilberman, Axia Architects

Brian Howlett, Pacatte Construction

Greg Hurd, BKF/Carlenzoli

Judy James, Clover Stornetta Farms

Tom Jones, Brelje & Race

Scott Kincaid, First Community Bank

Ken Lafranchi, Lafranchi Architecture

Ross Liscum, Prudential California Realty

Wally Lowry, Retired Instructor

Lisa Maldonado, North Bay Labor Council

Mike Martini, Taft Street Winery

Lex McCorvey, Sonoma County Farm Bureau

Joe McGrath, Medtronic

Mick Menendez, Pacific Advisors

Curt Nichols, Carlile Macy

David Penry, Pacific Landscapes, Inc.

Jackie Peterson, Sequoia Pacific Mortgage

Dan Roberts, Korman Development

Jim Salyers, North Bay Corporation

Iver Skavdal, Winzler & Kelly

Tim Smith, Consultant

Marlene, Soiland, Soiland Management

Jack Thomas, Santa Rosa Fire Fighters

Josh Townsend, Pacific Gas & Electric

Phil Trowbridge, Taylor Mountain Inc.

Kimberly Waite, Fidelity National Title

Kris Wilson, St. Joseph's Health Systems

Keith Woods, North Coast Builders Exchange

Phil Wyatt, Wyatt Irrigation

Executive Director

Lisa Wittke Schaffner

Will Travis

Executive Director

BAY CONSERVATION AND DEVELOPMENT COMMISSION

50 California Street, Suite 2600

San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Executive Director Travis:

We am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely:

Lisa Wittke Schaffner
Executive Director



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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

735 B Center Blvd
Fairfax, CA 94930
415-259-0334 phone
415-259-0340 fax

October 20, 2010

R. Sean Randolph, Chair
Bay Conservation and Development Commission
50 California Street, 26th Floor
San Francisco, CA 94111

MANAGEMENT BOARD:

Bay Area Audubon Council
Bay Area Open Space Council
Bay Planning Coalition
Citizens Committee to
Complete the Refuge
Ducks Unlimited
National Audubon Society
PRBO Conservation Science
PG&E Corporation
Save San Francisco Bay
Association
Sierra Club
The Bay Institute

SUBJECT: BCDC Climate Change Amendment to the Bay Plan

Dear Chairman Randolph and Commissioners:

The San Francisco Bay Joint Venture (SFBJV) is one of 18 habitat joint ventures in the United States, operating under the certification of the North American Waterfowl Management Plan, a Congressional agreement between the United States, Canada, and Mexico. The SFBJV is a partnership of non-governmental organizations, utilities, landowners, and non-voting agencies others seeking to collaborate to acquire, restore and enhance 200,000 acres of wetlands and wildlife habitat within its geographic region, San Francisco Bay and the Central California coast. BCDC is a member of the SFBJV Management Board.

Ex-Officio Members:

Bay Conservation &
Development Commission
California Department
of Fish and Game
California Resources Agency
Coastal Conservancy
Coastal Region, Mosquito &
Vector Control District
National Fish and Wildlife
Foundation
National Marine Fisheries
Service
Natural Resources
Conservation Service
Regional Water Quality Control
Board, SF Bay Region
San Francisco Estuary Project
U.S. Army Corps of Engineers
U.S. Environmental
Protection Agency
U.S. Fish & Wildlife Service
U.S. Geological Survey
Wildlife Conservation Board

The SFBJV has not taken an organizational position on the BCDC Climate Change Amendment. We address policy issues, legislation, and regulations primarily when asked to consider taking a position by our partners. As a partnership, we also recognize that not all partners agree on all issues. When we do not have consensus, we usually defer to individual partners to promote their organizational policies.

Members of the SFBJV have been involved in advising BCDC on the proposed climate change amendment. Climate change is an issue of great concern to the SFBJV as we collaborate with partners to plan restoration of wetlands and protect adjacent upland habitats. One of the action items in our SFBJV climate change white paper, *Wetland Restoration and Projected Impacts from Climate Change*, adopted by the Management Board in November of 2008 recommended that policy agencies and decision-makers "provide agencies with the authority and land use regulation" to address climate change.

Sincerely,

Diane Ross-Leech
Chair

Subject: FW: SF BCDC October 21 Meeting Agenda Item 11 - Bay Plan Amendment No 1-08
Date: Thursday, October 21, 2010 10:00 AM
From: Joe LaClair <joel@bcdc.ca.gov>

----- Forwarded Message

From: <JLucas1099@aol.com>
Date: Thu, 21 Oct 2010 12:39:37 -0400
To: Joe LaClair <joel@bcdc.ca.gov>
Subject: SF BCDC October 21 Meeting Agenda Item 11 - Bay Plan Amendment No 1-08

Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

RE: Proposed Bay Plan Amendment 1-08 Climate Change Section

Dear Chairman Randolph and Commissioners:

You are receiving considerable testimony on the impacts anticipated by climate change to Bay ecosystems and to bayside communities and staff has done an excellent job in defining regulatory adjustments needed to be incorporated into BCDC's review. One hesitates to add another item, however I do have a special concern.

I would like to mention one particular aspect contributing to the health and well-being of Bay marshes which is the presence of a sizable buffer strip of uplands vegetation to filter out urban contaminants. On the East Coast scientists have found an invasive version of the common reed *Phragmites* has overwhelmed coastal wetlands and is almost impossible to eradicate. The main contributing factor appears to be loss of uplands vegetation to buffer the marshes from pollutants in drainage runoff from development, golf courses and roads.

San Francisco Bay marshes need to have room to breathe and with the rise in ocean levels, to migrate into uplands, coves and valleys along the shore. It is essential that topography of the bay be specifically reviewed in your guidelines. The valley adjacent to Suisun Marsh as appealed in Item 8 on today's agenda is a case in point as it is the uplands refugia that the marsh may need to expand into to survive bay rise in twenty years.

There is not enough money in our present economy to restore healthy marshes once the balance of nutrients in their ecosystems has been altered. A conservative policy is really the only realistic policy.

Please do pay particular attention to the scientific arguments of Ian Wren, of San Francisco Baykeeper, in regards cumulative impact to existing residential development from further fill in marshes, and from Ralph Nobles, of Friends of Redwood City, in identifying potential restoration sites to be preserved around the Bay.

Thank you for any consideration you may give to these belated comments.

Sincerely,

Libby Lucas
174 Yerba Santa Ave.,
Los Altos, CA 94022

----- End of Forwarded Message

Subject: FW: Comments to BCDC's Bay Plan Amendment 1-08
Date: Thursday, October 21, 2010 8:10 AM
From: Joe LaClair <joel@bcdc.ca.gov>

From: <WMCats@aol.com>
Date: Thu, 21 Oct 2010 02:21:28 -0400
To: Joe LaClair <joel@bcdc.ca.gov>
Subject: Comments to BCDC's Bay Plan Amendment 1-08

As a scientist and having performed research as a graduate student of oceanographic studies, I am submitting the following comments to BCDC's Bay Plan Amendment 1-08. The attached Word file includes some peer-reviewed scientific articles that should inspire reevaluation of policies affecting vulnerable lands impacted by climate change/disruption and sea level rise.

Wayne W. Miller
36505 Bridgepointe Dr.
Newark, CA 94560

----- End of Forwarded Message

REFERENCES ON CLIMATE CHANGE**EXAMPLES OF MORE RECENT SCIENTIFIC DATA:**

The "2007 IPCC is outdated by current predictions on sea level rise and climate change." "Evidence accumulated since the 2007 IPCC report suggests that the world is getting hotter than predicted, and that the pace of change is faster than expected". Reports from 2009 UN Environmental Group, with 100's of scientific papers, i.e. "current CO2 and temperatures would drive sea level 25 to 40 meters higher than present...recent climate news (2009) all seems ominous...Greenland and Antarctic melting is accelerating much faster than previously thought...projections thought to occur in the future are already happening". Science, Sept. 2009. "The pace and scale of climate change may now be outstripping even the most sobering predictions of the last report of the Intergovernmental Panel of Climate Change (IPCC)—2007". (Quantitative projections are presented in many scientific papers.)

These quotes are among the findings of a report released by the United Nations Environment Programme (UNEP) entitled Climate Change Science Compendium 2009. The Compendium reviews some 400 major scientific contributions to our understanding of Earth Systems and climate change that have been released through peer-reviewed literature, or from research institutions, over the last three years.

Important conclusive statements from scientific reports are as follows:

In analysis of the very latest peer-reviewed science indicates that many predictions at the upper end of the IPCC's forecasts are becoming ever more likely.

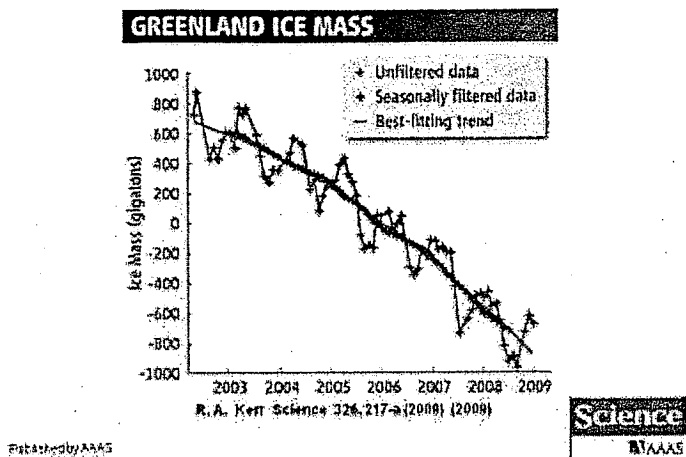
Meanwhile, the newly emerging science points to some events thought likely to occur in longer-term time horizons, as already happening or set to happen far sooner than had previously been thought.

Losses from glaciers, ice-sheets and the Polar Regions appear to be happening faster than anticipated, with the Greenland ice sheet, for example, recently seeing melting some 60 percent higher than the previous record of 1998.

Bad climate news round-up

Thursday, October 15, 2009 at 3:45pm

Sometimes it's hard to be an optimist. The recent climate news all seems ominous:



The trend line of Greenland ice mass (green) curves downward

The trend line of Greenland ice mass (green) curves downward with time, suggesting that losses have been accelerating. From 326 Science 217.

The loss of ice from West Antarctica is estimated to have increased by 60 per cent in the decade to 2006, and by 140 percent from the Antarctic Peninsula in the same period.

Because the Pine Island Glacier contains enough ice to almost double the [Intergovernmental Panel on Climate Change's] best estimate of 21st century sea level rise, the manner in which the glacier will respond to the **accelerated thinning** is a matter of great concern, he said in a statement.

Losses of tropical and temperate mountain glaciers affects perhaps 20 percent to 25 percent of the human population in terms of drinking water, irrigation and hydro-power.

Shifts in the hydrological cycle is resulting in the disappearance of regional climates with related losses of ecosystems.

Global warming: a rise in river flows raises alarm:

http://latimesblogs.latimes.com/greenspace/2010/10/global-warming-river-flows-oceans-climate-disruption.html?utm_source=feedburner&utm_medium=feed&utm_campaign=Feed%3A+GreenspaceEnvironmentBlog+%28Greenspace%29.

Growth of the global economy in the early 2000s and an increase in its carbon intensity (emissions per unit of growth), combined with a decrease in the capacity of ecosystems on land and the oceans to act as carbon "sinks", have led to a rapid increase in the concentrations of carbon dioxide in the atmosphere. **This**

has contributed to sooner-than-expected impacts including faster sea-level rise, ocean acidification, melting Arctic sea ice, warming of polar land masses, freshening of ocean currents and shifts in the circulation patterns of the oceans and atmosphere.

Estimates in 2009 of the combined impact of melting land-ice and thermal expansion of the oceans suggest a plausible average sea level rise of between 0.8 and 2.0 meters above the 1990 level by 2100. This compares with a projected rise of between 18 and 59 centimeters in the last (**outdated**) IPCC report, which did not include an estimate of large-scale changes in ice-melt rates, due to lack of consensus. (Even more current estimates are projecting greater catastrophic changes, due to unforeseen forces in oceanographic environments that could easily accelerate the process, as many of these forces tend to exponentially influence and enhance one-another. Some of those are discussed herein).

There is also growing concern among some scientists that thresholds or tipping points may now be reached in a matter of years or a few decades. The report also underlines concern by scientists that the planet is now committed to some damaging and irreversible impacts as a result of the greenhouse gases already in the atmosphere.

In 2009 science suggests that it may still be possible to avoid the most catastrophic impacts of climate change. However, this will only happen if there is immediate, cohesive and decisive action to both cut emissions and assist vulnerable countries adapt.

The United Nations Secretary-General said, "This Climate Change Science Compendium is a **wake-up call**. The time for hesitation is over. We need the world to realize, once and for all, that the time to act is now and we must work together to address this monumental challenge. This is the moral challenge of our generation." "...scientific knowledge on climate change and forecasting of the likely impacts has been advancing rapidly since the landmark 2007 IPCC report," he added.

The research findings and observations in the Compendium are divided into five categories: Earth Systems, Ice, Oceans, Ecosystems and Management.

The Environmental Defense Fund (EDF) report of 1-12-2010:

In the last year alone, new evidence has emerged that the climate crisis is nearer—and scarier—than we had believed.

The stakes are high. We must start cutting our carbon emissions now, or we may soon lose the ability to prevent runaway global warming.

Here are 10 startling facts we learned in 2009 that underscore the climate threat:

1. A study published in the journal Science reports that the current level of carbon dioxide (CO₂) in the atmosphere – about 390 parts per million – is higher today than at any time in measurable history -- at least the last 2.1 million years. Previous peaks of CO₂ were never more than 300 ppm over the past 800,000 years, and the concentration is rising by around 2 ppm each year.
2. The World Meteorological Organization reported that 2000-2009 was the hottest decade on record with 8 of the hottest 10 years having occurred since 2000.
3. 2009 will end up as one of the 5 hottest years since 1850 and the U.K.'s Met Office predicts that, with a moderate El Nino, 2010 will likely break the record.
4. The National Snow and Ice Data Center reported that while a bit more summer Arctic sea ice appeared in 2009 than the record breaking lows of the last two years, it was still well below normal levels. Given that the Arctic ice cover remains perilously thin, it is vulnerable to further melting, posing an ever increasing threat to Arctic wildlife including polar bears.
5. The Arctic summer could be ice-free by mid-century, not at the end of the century as previously expected, according to a study by the National Oceanic and Atmospheric Administration.
6. Recent observations published in the highly respected Nature Geosciences indicate that the **East Antarctica ice sheet** has been shrinking. This surprised researchers, who expected that only the West Antarctic ice sheet would shrink in the near future because the East Antarctic ice sheet is colder and more stable.
7. The U.S. Global Change Research Program completed an assessment of what is known about climate change impacts in the US and reported that, "Climate changes are already observed in the United States and... are projected to grow." These changes include "increases in heavy downpours, rising temperature and sea level, rapidly retreating glaciers, thawing permafrost, lengthening ice-free seasons in the ocean and on lakes and rivers, earlier snowmelt, and alterations in river flows."
8. According to a report by the US Geological Survey, slight changes in the climate may trigger abrupt threats to ecosystems that are not easily reversible or adaptable, such as insect outbreaks, wildfire, and forest dieback. "More vulnerable ecosystems, such as those that already face stressors other than climate change, will almost certainly reach their threshold for abrupt change sooner." An example of such an abrupt threat is the outbreak of spruce bark beetles throughout the western U.S. caused by increased winter temperatures that allow more beetles to survive.
9. The EPA, USGS and NOAA issued a joint report warning that most mid-Atlantic coastal wetlands from New York to North Carolina will be lost with a sea level rise of 1 meter or more.
10. If we do not reduce greenhouse gas emissions by the end of the century, some of the main fruit and nut tree crops currently grown in California may no longer be economically viable, as there will be a lack of the winter

chilling they require. And, according to a study published in the Proceedings of the National Academy of Sciences, U.S. production of corn, soybeans and cotton could decrease as much as 82%.

Sources for EDF climate facts:

- <http://www.sciencedaily.com/releases/2009/06/090618143950.htm>
- http://www.usgs.gov/newsroom/article.asp?ID=2110&from=rss_home
- <http://www.epa.gov/climatechange/effects/coastal/sap4-1.html>
- http://www.wmo.int/pages/mediacentre/press_releases/pr_869_en.html
- <http://www.metoffice.gov.uk/corporate/pressoffice/2009/pr20091210b.html>
- http://nsidc.org/news/press/20091005_minimumpr.html
- http://www.noaanews.noaa.gov/stories2009/20090402_seaice.html
- <http://sciencestage.com/resources/climatic-changes-lead-declining-winter-chill-fruit-and-nut-trees-california-during-1950-2099>
- <http://news.ncsu.edu/releases/crop-yields-could-wilt-heat/>
- <http://www.globalchange.gov/publications/reports/scientific-assessments/us-impacts>
- <http://earthobservatory.nasa.gov/Newsroom/view.php?id=41455>

Other scientific reports projecting more catastrophic sea level rise and climate change:

a. Land based ice. See Scientific American. Unquiet Ice, Feb. '08, article on Antarctic and Greenland. Antarctic ice will have a much more profound effect on rising sea level, due to **previously ignored** impact of warming climate. Ice shelves break up, speeding the **warming of subglacial water within Antarctic land masses, thus increasing the flow of vast streams of ice to the sea.** Sea level rises as the ice sheet melts and flows into a warmer ocean. **Loss of [land-based ice] of Antarctic and Greenland could add 200 ft of global sea level rise.**

b. Collapse. The National Geographic (www.climate.ngm.com) and the special issue of June 2008, "The Science Is In", states "...ice sheet [collapse] in both Greenland and Antarctica would raise sea level 20 feet, inundating many coastlines".

Note: The 20-foot rise represents "collapse" and the 200-foot level represent "loss of land-based ice", or a minor change versus a major melt-down of sub-glacial ice, which from international studies looks ominous.

CLIMATE CHANGE ADAPTATION

Recent California report: 2009 California Climate Adaptation Strategy (CCAS), including AB32, AB375, Governor's panel of 23, etc. Recommends

moving (or eliminating) new developments from high risk areas vulnerable to flooding and sea level rise.

CCAS quote: "State agencies should generally not plan, develop, or build any new significant structure in a place where the structure will require significant protection from sea level rise, storm surges, or coastal erosion during the expected life of the structure". "Recommends to protect wetlands and habitats as well...manage marshlands for flood protection...State recommends acquisition and preservation of vulnerable areas containing critical habitat".

Some specific quotes and recommendations of the California Climate Adaptation Strategy:

CCAS Report, Page 73: **Strategy 1: Establish State Policy to Avoid Future Hazards and Protect Critical Habitat.**

Near -Term Actions:

a. Hazard Avoidance Policy – State agencies should consider project alternatives that avoid significant new development in areas that cannot be adequately protected (planning, permitting, development, and building) from flooding or erosion due to climate change.

The most risk-averse approach for minimizing the adverse effects of sea level rise and storm activities is to carefully consider new development within areas vulnerable to inundation and erosion, and to consider prohibiting development of undeveloped, vulnerable shoreline areas containing critical habitat or opportunities for habitat creation.

State agencies should generally not plan, develop, or build any new significant structure in a place where that structure will require significant protection from sea-level rise, storm surges, or coastal erosion during the expected life of the structure. However, vulnerable shoreline areas containing existing development or proposed for new development that has or will have regionally significant economic, cultural, or social value may have to be protected, and in-fill development in these areas should be closely scrutinized. State agencies should incorporate this policy into their decisions, and other levels of government are also encouraged to do so. Some state agencies already base decisions on hazard avoidance, for example Coastal Act provisions require that new development in the coastal zone be designed to minimize risks from current and future hazards, which would include risks from expected sea-level rise, **the Act restricts new development in hazardous areas, especially if it would require the construction of a protective device.**

b. Innovative Designs – If agencies do plan, permit, develop or build any new structures in hazard zones, agencies should employ or encourage innovative engineering and design solutions so that the structures are resilient to potential flood or erosion events or can be **easily relocated or removed to allow for progressive adaptation to sea level rise, flooding, and erosion.**

c. Habitat Protection – The state should identify priority conservation areas and recommend lands that should be considered for acquisition and preservation. **The state should consider prohibiting projects that would place development in undeveloped areas already containing critical habitat, and those containing opportunities for tidal wetland restoration, habitat migration, or buffer zones.**

The strategy should likewise encourage projects that **protect critical habitats, fish, wildlife and other aquatic organisms and connections between coastal habitats.** The state should pursue activities that can **increase natural resiliency, such as restoring tidal wetlands, living shoreline, and related habitats; managing sediment for marsh accretion and natural flood protection; and maintaining upland buffer areas around tidal wetlands.** For these priority conservation areas, impacts from nearby development should be minimized, such as **secondary impacts from impaired water quality or hard protection devices.**

Long -Term Actions:

a. Coordinate Policy Implementation – State agencies should use outreach and incentive programs to promote hazard avoidance policies and sound management decisions for coastal habitat protection and development to all levels of government.

CCAS Report, Page 77: v. New Development Techniques – Building codes can be amended to require that coastal development incorporate features that are resilient to sea-level rise (e.g., require that development begin on the second floor).

vi. Relocation Incentives – Federal, state and local funding or tax incentives to relocate out of hazard areas.

vii. Rolling Easements – Policies and funding to facilitate easements to a) **relocate developments further inland**, b) remove development as hazards encroach into developed areas, or c) **facilitate landward movement of coastal ecosystems subject to dislocation by sea-level rise and other climate change impacts."**

Federal and State Actions Proposed for States with Similar Coastal Issues:

cited in a Chesapeake Report at

<http://www.nwf.org/sealevelrise/pdfs/NWFChesapeakeReportFINAL.pdf>:

Federal Actions:**a. Congress should reauthorize the Coastal Zone Management Act:**

To require relevant state agencies to consider sea-level rise in coastal management plans to qualify for federal funding; **prohibit federal subsidization** of infrastructure development and **coastal armoring** in ecologically sensitive areas; and encourage public and private land acquisition of coastal habitats and upland buffers.

b. The Federal Emergency Management Agency:

Should remap potential hazard areas in coastal zones to reflect anticipated sea level rise, taking into account potential storm surge impacts, and establish policies to **reduce or eliminate federal flood insurance for new construction and rebuilding in high-risk areas.**

c. Congress should expand the Coastal Barrier Resources system:

To **discourage NEW development** in areas needed to buffer natural resources and existing development from **sea-level rise**. Such areas should be **denied federal subsidies such as federal flood insurance, disaster relief, and loans for sewer, water, and highway construction.** (Potential buyers and financial institutions would also need full disclosure of risks, prior to purchase and financing of these high-risk areas).

State and Local Actions (recommended for Maryland and Virginia, where California and other states need to follow suit):

a. Local governments:

"....requiring local governments to consider sea-level rise when amending their plans for coastal land use, open space, wetland protection policies, and other relevant activities".

b. State governments:

"...should develop state tidal wetlands conservation and restoration plans that promote designation of wetland migration corridors and remove and discourage use of hard shoreline erosion structures in coastal marsh environments.....accommodate impacts of sea-level rise.

c. State Regulations:

States should also expand enforcement of current regulations and prevent any attempts to weaken these provisions in relevant legislation....establish policies

such as rolling easements or mandatory setbacks....to discourage new development in vulnerable coastal areas (Science News).

FLOODING AND SEA LEVEL RISE

a. Risks

If development establishes housing in a 100-year flood hazard area, requires infill to avoid levee maintenance, still with potential flood hazards. Indicates development likely eventually needs levees later on—from the County, State or Federal sources?

b. Supporting References on Saltwater Intrusion into Groundwater and Aquifers

"Saltwater intrusion into aquifers is a man-made problem in many places in California, resulting from over-pumping, but it will be accelerated and made worse by sea level rise. It occurs where saline water moves inland into a freshwater aquifer, contaminating it with salts and making it unsuitable for water supply or irrigation. Pumping coastal aquifers in excess of natural recharge rates draws down the surface of the aquifer. When the ocean has a higher "potentiometric surface," or water elevation, it causes the saltwater wedge to intrude further inland (Figure 35). Seawater intrusion is already problematic in California's coastal aquifers throughout Central and Southern California.

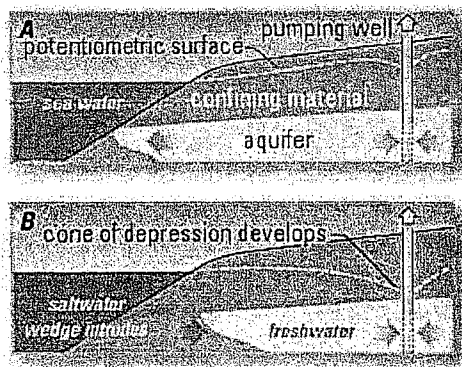


Figure 35. Saltwater intrusion (Edwards and Evans 2002)"

Pumping of wells, aquifer collapse and salt intrusion with dwindling California water supplies: <http://www.csmonitor.com/Environment/2010/0111/Will-drilling-more-wells-in-California-help-or-hurt>:

"Farmers, conservationists and engineers are criticizing the Interior Department's plan to spend taxpayer money on digging more wells, saying the approach risks marring the environment. Canals buckle, aquifers collapse and drinking water

turns saltier due to so much pumping, and studies show that the state's water supplies are dwindling. Despite recent storms, the pain is not expected to let up anytime soon. Last month, the Department of Water Resources announced it would release a record-low amount of water to farmers and urban dwellers next year, a response to dry weather and environmental protections for a native fish in the Sacramento-San Joaquin Delta."

LANDFILL AND LEVEE VULNERABILITY

"Researchers have become increasingly concerned about ocean acidification linked with the absorption of carbon dioxide in seawater and the impact on shellfish and coral reefs". "Water that can corrode a shell-making substance called aragonite is already welling up along the California coast, decades earlier than existing models predict".

Increasing ocean acidification, along with increasing temperature and salinity, can degrade organic and inorganic alkaline earth metal complexes of calcium and magnesium, which bind the structure of the shells and bones together. Acidification also affects the toxicity of a variety of substances and the biological availability of important nutrients and other compounds.

Shells are also part of many sediments and soil strata near oceans. Levees and landfills, even their protective liners, including concrete (calcium and magnesium complex), will be compromised and can be degraded with changing ocean chemistry. Landfill and levee soil types, especially alkaline clays, with or without shell deposits, can be vulnerable as salt and ocean acidity becomes more corrosive.

Cities have indicated that levees are not their problem and that it is regional. However, by building close to the Bay and in a highly vulnerable area, they are jeopardizing other agencies (and taxpayers), by transferring to them the responsibility and expense of protection and emergency response. The proper type of substrate that may be required may not even be available when levees are in need of construction or repair.

A project may be produced with much risk and uncertainty, at a time when numerous recommendations and policies, both State and Federal, are to locate developments away from vulnerable areas that are close to bay and shorelines.

Quote: "As sea level rises, flood maps should be redrawn and facilities retrofitted with additional required flood mitigation measures. The fact that FEMA has yet to complete the preparation of flood insurance risk studies for a substantial fraction of communities in the United States suggests that higher priority may have to be accorded to this function in the future".

PUBLIC DISCLOSURE

Future safety concerns and risk in living in a vulnerable development poses a warning, both in near-term and in the future. As a warning for both financial and catastrophic risks, potential buyers and financial institutions would need "full disclosure", prior to purchase and financing of these vulnerable areas. Property insurance, flood and emergency disaster relief may not be provided, as the State and other agencies have warned of vulnerability and to not develop in these areas. Exposure of people and development will provide a significant risk of loss, injury or death involving rapid drainage and flooding, including floods from failure of levees. Remember the past, no one can provide guaranteed protection, in any case, e.g. Katrina.

Wayne W. Miller
36505 Bridgepointe Dr.
Newark, CA 94560



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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Agenda Item #9

October 20, 2010

R. Sean Randolph, Chair
Bay Conservation & Development Commission
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis, Executive Director
Bay Conservation & Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

Via Fax: 415.352.3606

Re: Proposed Amendments to Bay Plan Regarding Climate Change and Sea Level Rise

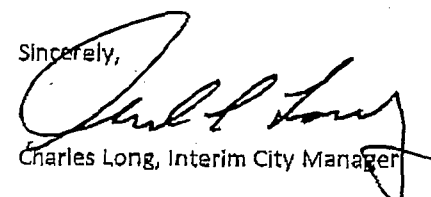
Dear Chair Randolph and Executive Director Travis:

On October 7, 2010, the City of Hercules provided a letter expressing concern regarding the proposed amendments to the Bay Plan currently under discussion by the BCDC Board. We remain concerned about the proposed amendments and the relationship to the City's Intermodal Transit Center project, a \$50 M train, bus, and ferry terminal – with Bay Trail access – in the heart of the City's Waterfront development.

We have been working diligently with BCDC staff on the sea level rise issue as it related to the Union Pacific Railroad tracks, the center-boarding platform, Refugio Creek and its outfall into San Pablo Bay, the new Union Pacific Railroad bridge, and the retaining walls throughout the project limits. The City is addressing the sea level rise issue and is ensuring that the engineering/design of each of the components deals with the sea level rise issue to the maximum extent possible. The project is expected to reduce greenhouse gas emissions by providing multiple transit options, as well as biking and walking, which will eliminate the need for some car trips on the heavily-congested I-80 freeway.

Further action on the Bay Plan amendments, without detailed discussions with all stakeholders, could have negative effects on local developments on the Bay, job creation, and transit-oriented developments such as the project in Hercules. We support further time for education, input, dialog, and comments from all concerned parties.

We look forward to a comprehensive review and dialog on this important issue.

Sincerely,

Charles Long, Interim City Manager

cc: City Council



October 19, 2010

Will Travis and Commissioners
S. F. Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Subject: Proposed Bay Plan Amendment 1-08 on Climate Change

Dear Mr. Travis and BCDC Commissioners:

On behalf of the Board of Directors of the Redwood City/San Mateo County Chamber of Commerce, I am requesting that BCDC not consider adoption of the proposed Bay Plan amendment on climate change, and certainly not in 2010 as the Commission appears prepared to do. The Chamber has serious concerns about the scope of the regulations, their potential impact on local and regional land use planning (including planning for climate change), and the process by which the proposed amendment has been reviewed by the public. We believe strongly that is premature to even consider adoption of the proposed regulations until their implications are more thoroughly studied, alternative approaches are considered, and a much wider range of stakeholders are more fully engaged.

The Chamber commends the Commission for tackling the very real challenge of climate change, and we support a role for BCDC in coordinated regional efforts to address the impacts of sea level rise. Indeed, BCDC has played a constructive and leading role in highlighting both the causes and consequences of global warming. We appreciate that staff acknowledges the complexity of the issue, including the fact that the proposed regulations are potentially in conflict with other efforts to address the causes of climate change through promotion of infill development.

At the same time, we believe that the proposed Bay Plan amendment is the wrong approach. Specifically, the Chamber suggests that the proposed regulations suffer from a number of critical deficiencies:

- The proposed amendment has a strong presumption toward precluding and discouraging development, despite the fact that this was apparently not the intent of staff in drafting the regulations. At the very least, the text of the amendment would appear to invite lawsuits that would significantly raise the barriers to appropriate and beneficial development within the "inundation zone."



- The amendment may create conflicts with other regional policies to address the causes of climate change through infill development (e.g., the Bay Area's Sustainable Communities Strategy).
- The amendment creates disincentives for private investment to help the public sector create solutions to sea level rise.
- The amendment reaches beyond BCDC's geographic and policy jurisdiction, as well as its technical expertise. The agency should instead adopt a supportive role that relies on other agencies with expertise and/or authority over flood control and land use planning. The amendment is much too prescriptive for other agencies, particularly local governments with land use authority.
- Despite the fact that the amendment itself would not grant additional authority to BCDC, there are legitimate concerns that such expanded authority could be an eventual consequence of the proposed regulations. Moreover, the "guidance" that the regulations would provide upon adoption is itself problematic, for the other reasons detailed here.
- The process of reviewing the amendment has been inadequate. These far reaching changes to the Bay Plan have received virtually no press coverage, and elected officials and community leaders in areas that will be affected by the new regulations have little or no knowledge that these they are being considered. There should be more engagement of agencies with expertise, of landowning stakeholders, and of other interested parties in the process.

Nothing in our comments should suggest that BCDC does not have a legitimate role in helping to address sea level rise in the Bay Area; it certainly does. We believe, however, that the Commission should embark on a different kind of process and a different approach to the issue, and should discontinue formal consideration of proposed Bay Plan Amendment 1-08.

Sincerely,

Alyn Beals, Chairman
Board of Directors



A Public Agency

WEST COUNTY WASTEWATER DISTRICT

2910 Hilltop Drive • Richmond, CA 94806-1974
Telephone (510) 222-6700 • Fax (510) 222-3277 • www.wc wd.org

October 20, 2010

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R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing on behalf of the West County Wastewater District to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

The West County Wastewater District provides sewage collection, treatment and disposal for over 100,000 people that reside in West Contra Costa County. The District has existed for 90 years for the purpose of protecting and serving the public health of the community and the environment through the construction and maintenance of 260 miles of sewers. Our Water Pollution Control Facility is located along the shoreline in the City of Richmond and is susceptible to sea level rise. Our agency as well as others needs to be engaged in this process.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that, whatever the reason, failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion, rather, our request, is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,



E.J. Shalaby, MPA
General Manager

From: Nixon Lam [mailto:Nixon.Lam@flysfo.com]
To: Joe LaClair [mailto:joel@bcdcc.ca.gov]
Sent: Thu, 14 Oct 2010 12:39:01 -0700
Subject: RE: Bay Plan Amendments

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OCT 14 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

I've been at meetings most of Wednesday and Thursday morning, so I could not call you at 9 this morning. I'll try later this afternoon, but I think you indicated earlier that you would be out of the office. If you have a chance to check your e-mail, I'll try to summary the Airport's concerns here.

We're concerned that the amendment language for each respective section of the Bay Plan (safety of fills, climate change, etc.), doesn't explicitly state that certain policies while are important and should be addressed in certain areas of the Bay, priority uses such as the Airport, would be excluded. That is to say, BCDCC recognizes the on-going operations of the Airport as an existing shoreline development. For instance, Climate Change Policy 3 states that low lying areas with diverse habitat ...should be preserved, enhanced or permanently protected. It is unclear to SFO, whether Policy 3 would apply to the Airport. We would like clarification on this point. Furthermore, Safety of Fills Policy 4 prescribes design parameters for new projects built on fill or near the shoreline, should apply shoreline setbacks and elevated bottom floor levels to account for sea level rise. Elevated bottom floor levels and shoreline setbacks would not be feasible for SFO construction projects. We have built an extensive sea wall system, to provide protection of our airfield and other facilities. As we have stated in our comment letter on the Rising Tides Report, and we continue to assert, that the BCDCC has not recognized the substantial efforts the Airport has undertaken to protect our airfield operations from flooding and sea level rise. While SFO recognizes the immense task BCDCC has undertaken with respect to climate change and sea level rise, the proposed Bay Plan amendment language does not clarify the dual roles of your agency to "conserve" Bay resources and "develop" shoreline priority uses such as SFO.

Nixon Lam
Planning & Environmental Affairs
San Francisco International Airport
650.821-5347
650.821-5383 Fax



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OCT -7 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 7, 2010

VIA HAND-DELIVERY AND E-MAIL
(travis@bcdc.ca.gov; joel@bcdc.ca.gov)

Mr. Will Travis
Executive Director
San Francisco Bay Conservation
and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

Mr. R. Sean Randolph, Chair
San Francisco Bay Conservation
and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

Re: Comments on Proposed Climate Change Bay Plan Amendment

Dear Mr. Travis and Mr. Randolph:

I am writing on behalf of Cargill, Incorporated ("Cargill") to provide comments on the Proposed Climate Change Bay Plan Amendment ("Proposed Climate Change Amendment") being considered by the San Francisco Bay Conservation and Development Commission ("BCDC" or "Commission") at the hearing scheduled for October 7, 2010. Cargill supports the study of the potential impact of Climate Change to the San Francisco Bay. It is essential, however, that any action taken by the Commission to amend the Bay Plan to address climate change is consistent with BCDC's implementing statute, the McAteer-Petris Act, as amended, and BCDC's mission and areas of expertise. For the reasons discussed in these comments, Cargill requests that BCDC keep the public hearing open until the Commission has collected additional information on the Proposed Climate Change Amendment and has resolved ambiguities in the proposed draft of the amendment.

As discussed in more detail below, Cargill addresses three issues in these comments:

1. Confirmation that the Proposed Climate Change Amendment does not amend or alter the existing Bay Plan findings and policies with regard to the production of salt in the Bay Area, or the staff analysis in the October 2005 Salt Pond Report ("Salt Report");

2. To the extent that the Proposed Climate Change Amendment proposes several findings and policies addressing flooding and shoreline protection, Cargill encourages the Commission to adopt an approach that avoids strict directives and duplicative regulation and instead allows BCDC to support those government agencies with specialized expertise and authority over land use planning and flood control; and
3. The potential scope of the Proposed Climate Change Amendment is unclear because a number of terms used in the proposed policies and findings are ambiguous. This has made it difficult for interested parties to meaningfully comment on the proposed Amendment and, if the Commission adopts the amendment as drafted, will result in uncertainty for the regulated community.

Salt has been produced in the Bay Area for more than a century by a number of companies, including Cargill and its predecessors. California recognizes the importance of salt production in the Bay Area through legislative findings in the McAteer-Petris Act, which declare that:

[A]reas diked off from the bay and used as saltponds and managed wetlands are important to the bay area in that, among other things, such areas provide a wildlife habitat and a large water surface which, together with the surface of the bay, moderate the climate of the bay area and alleviate air pollution; that it is in the public interest to encourage continued maintenance and operation of the salt ponds and managed wetlands ...

McAteer-Petris Act § 66602.1

Cargill currently operates on approximately 12,500 acres in the Bay Area for the production of salt through solar evaporation. Nearly two-thirds of this acreage – totaling approximately 8,000 acres of evaporator ponds – are owned by the U.S. Fish and Wildlife Service and used by Cargill pursuant to the terms of an agreement with the federal government. The remaining acreage owned by Cargill and used for salt production largely consists of Cargill's Newark and Redwood City Plant Sites. The amount of land devoted to salt production in the Bay Area has decreased significantly

over the last forty years, with approximately ninety percent of property formerly used for salt production transferred to public ownership since the 1970s.

The existing Bay Plan includes specific findings and policies relevant to salt ponds operated within BCDC jurisdiction. Additional analysis of salt production is available in the Commission's Salt Report. The Proposed Climate Change Amendment does not revise the Salt Pond section of the Bay Plan or amend the Salt Report. Cargill has concluded, therefore, that the Proposed Climate Change Amendment does not revise or amend the existing policies and findings in the Salt Pond section of the Bay Plan or alter the conclusions in the Salt Report. Cargill requests that the Commission confirm that the Proposed Climate Change Amendment does not revise or amend the Salt Pond section of the Bay Plan or alter the conclusions in the Salt Report. Any revisions to the findings and policies in the Salt Pond section of the Bay Plan would require BCDC to seek public comment and adopt a formal amendment through vote of the Commission.

In connection with its salt production operations – particularly the Newark and Redwood City Plant Sites – Cargill operates a system of levees in the South Bay. Cargill performs ongoing maintenance on these levees as necessary to protect its salt production facilities. Findings in the Bay Plan state that while the levees surrounding operating salt ponds and associated facilities “help protect adjacent low-lying areas from tidal flooding,” they are “not designed or maintained for flood control.” Bay Plan at 64, ¶ e. Similarly, the Salt Report recognizes that “levees associated with the salt pond facilities were not constructed for flood protection of the surrounding communities.” Salt Report at 36. The Proposed Climate Change Amendment addresses flood risks associated with potential sea level rise, but does not alter the Bay Plan's policies related to the operation of salt ponds, require that levees related to those ponds be maintained for flood protection purposes, or otherwise impose new requirements relevant to Cargill's levee system. As such, Cargill concludes that nothing in the Proposed Climate Change Amendment would impose additional requirements on Cargill in connection with its levees related to salt production and Cargill's responsibility and obligations for the continued maintenance of those levees would not be altered. Cargill requests that BCDC confirm that the Proposed Climate Change Amendment will not change the Commission's regulation of Cargill's levee system or otherwise impose new requirements on Cargill's operational properties.

The Proposed Climate Change Amendment also includes a number of findings and policies related to potential sea level rise due to climate change and the possibility of increased risk of flooding. The Commission's legal authority and regulatory jurisdiction over the Bay, however, is largely related to fill and public access and not specific to climate change or flood control. As such, in finalizing any findings and policies related to flooding due to potential climate change induced sea level rise, Cargill recommends that the Commission avoid duplicating regulatory efforts or issuing directives and instead adopt a supporting role that relies upon federal, other State, and local regulatory agencies and jurisdictions with expertise in flood control and/or authority over development and land use planning. For example, both the U.S. Army Corps of Engineers ("Corps") and the Federal Emergency Management Agency ("FEMA") have authority and extensive expertise to address flood control issues, including in response to climate change induced sea level rise. At the local level, the Santa Clara Valley Water District operates a Flood Protection and Stream Stewardship program designed to prevent flooding within its jurisdiction. Similarly, municipalities, counties, and flood control districts – such as the Alameda County Flood Control and Water Conservation District – have responsibility for flood control projects and/or control development directly relevant to future flood risks, often working cooperatively with the Corps and FEMA. These are the agencies that have, for decades, established the standards to be used by land owners and project engineers. They should be the agencies that impose any measures and/or restrictions to address sea level rise or increased risk of flooding.

The Proposed Climate Change Amendment recognizes that:

1. "There are multiple local, state, federal and regional government agencies over the Bay and shoreline. Local governments have broad authority over shoreline land use ..." p. 14 ¶ t (Climate Change); and
2. Because BCDC's jurisdiction is limited the Commission should "provide guidance to developers, the general public, local governments, and other governmental agencies that have broader authority over the use and development of areas that are vulnerable to inundation." p. 14 ¶ v (Climate Change) (emphasis added).

This is consistent with the McAteer-Petris Act, which excludes local land use planning from BCDC's jurisdiction:

[T]he commission shall cooperate to the fullest extent possible with the Association of Bay Area Governments; and shall, to the fullest extent possible, coordinate its planning with planning by local agencies, which shall retain the responsibility for local land use planning.”

McAteer-Petris Act, § 66631. Despite these limitations in BCDC’s jurisdiction and expertise, aspects of the Proposed Climate Change Amendment could be interpreted to implement directives and/or different requirements related to land use planning and to impose flood prevention requirements beyond those that may be required by agencies, such as the Corps and FEMA, with broad jurisdiction to regulate flood prevention.

Cargill is also concerned that many of the policies and findings in the Proposed Climate Change Amendment are ambiguous and undefined in scope. This makes it difficult for interested parties to meaningfully comment on the amendment and, if adopted as currently drafted, will introduce uncertainty to the regulated community. By way of example, the proposed amendment includes a finding that “small projects, such as minor repairs of existing facilities, and interim uses may be acceptable if they do not significantly increase overall risks to public safety.” Proposed Climate Change Amendment, ¶ q (Climate Change). This proposed finding is ambiguous and may actually increase, rather than decrease risks to public safety. The finding creates ambiguity by failing to define “minor repairs” and the standard by which a determination would be made that a project causes a “significant[] increase to overall risks to public safety.” Furthermore, the finding does not explain how the Commission recommends responding to projects that do not meet the “minor repair” standard, leaving an implication that BCDC recommends outright denial of projects not meeting these terms. There is not a rational basis to limit maintenance of existing facilities provided that the maintenance itself does not “significantly increase overall risks to public safety.” Keeping the finding as proposed may provide a *disincentive* to performing maintenance on existing structures within flood zones, and actually result in increased risks to the public.

For the above reasons, Cargill requests that the Commission leave the public hearing on the Proposed Climate Change Amendment open and work with interested parties to address these concerns and resolve ambiguities in the draft policies and findings. Additionally, Cargill requests that the Commission confirm whether it agrees with Cargill’s interpretation that the Proposed Climate Change Amendment

will not alter the existing Bay Plan Salt Pond policies or otherwise change Cargill's responsibilities in connection with its levee system and salt operations. We appreciate the Commission's consideration of Cargill's comments and look forward to continuing to work with BCDC in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Britt", with a stylized flourish at the end.

Bill Britt
President
Cargill Land Management

cc: Mr. Joe LaClair
San Francisco Bay Conservation
and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111
(joel@bcdc.ca.gov)

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SEP 29 2010

From: Auletta, Al [<mailto:AAuletta@oaklandnet.com>]

To: joel@bccdc.ca.gov

Cc: Cohen, Walter [<mailto:WCohen@oaklandnet.com>]

Sent: Wed, 29 Sep 2010 14:53:43 -0700

Subject: Potential Impact of new Climate Change findings on Oakland Army Base development project

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Hi Joseph,

We recently became aware of the new Climate Change findings published September 3, 2010. I am the Oakland Army Base Redevelopment Area Manager working, among other things, on planning the development of the former Oakland Army Base site in partnership with the Port of Oakland and AMB Property Corporation/California Capital Group. To cut to the chase:

- What should we be concerned about regarding the new findings and the policies that may arise from them as related to developing property around the Port of Oakland?
- Does language in Section 6, parts c and d (pages 17 and 18) provide protection for a major infill and military base redevelopment project such as the former Oakland Army Base?
- Is there anything our private investors need to be concerned about going forward? Investors demand certainty, so we want to make sure we are interpreting these potential policy changes correctly.

Thank you in advance, Joseph, for your insights on these findings and how policies stemming from them may or may not impact our Army Base development project.

Al

Al Auletta

Redevelopment Area Manager

250 Frank H. Ogawa Plaza, Suite 5313

510-238-3752

510-238-3691

<http://www.oaklandnet.com>

<http://www.business2oakland.com/main/oaklandarmybase.htm>

<http://www.business2oakland.com/main/oakknoll.htm>

**City of Martinez**

525 Henrietta Street, Martinez, CA 94553-2394

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October 21, 2010

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& DEVELOPMENT COMMISSION

R. Sean Randolph, Chairman
Bay Conservation and Development Commission
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis, Executive Director
Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, Ca 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Dear Chairman Randolph and Executive Director Travis:

I am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations, and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives; such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

ROB SCHRODER, MAYOR

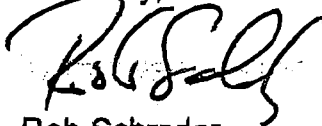
R. Sean Randolph, Chairman
Will Travis, Executive Director
Page 2
October 20, 2010

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,



Rob Schroder
Mayor

ROB SCHRODER, MAYOR

Subject: Pass the Bay Plan Climate Change Policy
Date: Monday, October 18, 2010 11:34 AM
From: tom@andersonniswander.com
To: <info@bcdcc.ca.gov>

Tom Anderson
3400 Skyline Blvd
La Honda, CA 94020

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Keep the looters of our heritage out. Urge you prevent Cargill
and its hacks from their greedy and destructive course.

Sincerely,

Tom Anderson

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 12:09 PM

From: ymock@townsend.com

To: <info@bcdc.ca.gov>

Yvonne Mock
16 Cove Lane
Redwood City, CA 94065-5124

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

BCDC is an important agency that the public relies on to assist in the protection of our environment. Protecting this marsh area in Redwood City provides a crucial step forward in restoring the bay. Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Yvonne Mock

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 12:04 PM

From: john@mackinney.net

To: <info@bcdcc.ca.gov>

John Mackinney
911 Pomona Ave
Albany, CA 94706-2125

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. Now, adopt the staff's proposal for the Bay Plan Climate Change Policy to give cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Sincerely,

John Mackinney

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 12:04 PM

From: joelle.deloisson@gmail.com

To: <info@bcdcc.ca.gov>

Joelle Deloisson
437 mcauley st.
oakland, CA 94609-1547

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

I urge you to promptly adopt BCDC's staff proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Joelle Deloisson

Subject: Please Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:29 AM

From: dgregor@mcn.org

To: <info@bcdc.ca.gov>

Dorothy Gregor
2045 Berryman St.
Berkeley, CA 94709-1957

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Please, please take this opportunity to strengthen the protection for the Bay. Enough of it is gone already.

Sincerely,

Dorothy Gregor

Subject: Please Do Not Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:29 AM

From: jgrubb@bayareacouncil.org

To: <info@bcdcc.ca.gov>

John Grubb
201 California Street
San Francisco, CA 94111-5002

RECEIVED
OCT 18 2010

October 18, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Sean Randolph

Dear Sean Randolph:

Sean,

It's noble work, but it seems for the outcry and the sources of the outcry
that this policy needs to go back to the drawing board for more input.

Sincerely,

John Grubb

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:59 AM

From: mtrmark@sonic.net

To: <info@bcdc.ca.gov>

Mark Paul
P.O.Box 1488
Ferndale, CA 95536-1488

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Please think long-term and put the best interests of all the denizens of the Bay Area above the self-serving interests of greedy developers.

Thank you for your consideration.

Sincerely,

Mark D. Paul

Subject: Amend For 2 Meters Rise then Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:54 AM

From: brookse@igc.org

To: <info@bcdcc.ca.gov>

Eric Brooks

San Francisco Green Party - 1104 Polk St #225

San Francisco, CA 94109

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Please amend BCDC's proposed sea level rise policy so that it is based on the new worst case sea rise of 2 meters recognized in 'The Copenhagen Diagnosis' which details very new study results from IPCC scientists. (Currently BCDC only recognizes 1.5 meters as worst case.) The Copenhagen diagnosis can be read at <http://www.copenhagediagnosis.org/download/default.html>

With this amendment I would strongly support passing the Bay Plan Climate Change Policy.

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Eric Brooks

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:39 AM

From: gcoffeng@pacbell.net

To: <info@bcdc.ca.gov>

Gregory Coffeng
2649 Carolina Avenue
Redwood City, CA 94061-3242

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Over the past 10 years I have witnessed private sector businesses attempt to further their interests by deceptively discrediting important policies designed to protect our precious shoreline. I hope that through my action and yours, these policies will be maintained for the good of the environment and the San Francisco Bay Area in general.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Gregory Coffeng

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:49 AM

From: meade@scshop.com

To: <info@bcdcc.ca.gov>

Meade Fischer
614 Washington St.
Watsonville, CA 95076-4047

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

I have watched the bay for years, in sickness and in health, and it is important to me, as it is to so many others.

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Meade Fischer
831-763-2660

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:59 AM

From: rahima9@earthlink.net

To: <info@bcdcc.ca.gov>

Rahima Warren
3270 Theresa Ln
Lafayette, CA 94549-1807

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Don't let corporate greed overrule science and common sense, hasten global warming or harm the Bay and the people who live here. Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Rahima Warren

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:29 AM

From: katesibley@sbcglobal.net

To: <info@bcdcc.ca.gov>

Kathryn Sibley
166 Murdock St
Richmond, CA 94804-1932

RECEIVED

OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

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Those who helped save the bay in the first place are still alive. How could you possibly vote any other way than to adopt your staff's proposal for the next big fight to save the bay?

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Kathryn Sibley

Subject: Pass the Bay Plan Climate Change Policy
Date: Monday, October 18, 2010 11:39 AM
From: baysavers@ricks-cafe.net
To: <info@bcdcc.ca.gov>

Rick Drain
P.O. Box 5425
Redwood City, CA 94063-0425

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

In particular, I sincerely hope that you'll be able to stop the plans to fill the salt ponds that Cargill is retiring from service in Redwood City. That land would revert to wetlands quickly if left alone. With a little volunteer labor, it could be rehabilitate as salt marsh within a year.

Sincerely,

Rick Drain

Subject: Pass the Bay Plan Climate Change Policy

Date: Monday, October 18, 2010 11:39 AM

From: gcoffeng@pacbell.net

To: <info@bcdc.ca.gov>

Gregory Coffeng
2649 Carolina Avenue
Redwood City, CA 94061-3242

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

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Over the past 10 years I have witnessed private sector businesses attempt to further their interests by deceptively discrediting important policies designed to protect our precious shoreline. I hope that through my action and yours, these policies will be maintained for the good of the environment and the San Francisco Bay Area in general.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Gregory Coffeng

Subject: Pass the Bay Plan Climate Change Policy
Date: Monday, October 18, 2010 11:44 AM
From: ra3ajw@sbcglobal.net
To: <info@bcdc.ca.gov>

A Bonvouloir
POB 70185
Sunnyvale, CA 94086-0185

RECEIVED
OCT 18 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

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Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Developers rarely consider anything but how much profit any given proposal they make is projected to generate. This legislation promotes an appropriately reasoned way to plan for sea level rising.

Sincerely,

A Bonvouloir

From: certifiedhypnotist <certifiedhypnotist@yahoo.com>

Date: Fri, 15 Oct 2010 00:02:13 -0700

To: Joe LaClair <joel@bcdcc.ca.gov>

Subject: Message urging BCDCC to adopt the bay plan amendment as written

Dear Mr. La Clair

I want to thank the staff of BCDCC for the excellent staff report and bay plan amendment work and to urge its adoption.

I especially appreciate the explicit recognition that the issues at hand are regional and require regional solutions as well as the proposed policy of preserving low lying areas as expressed in this section

Undeveloped, vulnerable shoreline areas that currently sustain diverse habitats and species or possess conditions that make the areas especially suitable for ecosystem enhancement should be preserved, enhanced or permanently protected to allow for the inland migration of Bay habitat as sea level rises and to address the adverse environmental impacts of climate change. values or those that are suitable for natural resource enhancement should be protected or enhanced, and where appropriate, permanently protected for these purposes.

We have already lost and compromised far too much of our wetlands and we will need them.

Thanks again and please stand up for the Bay and for future generations.

Gail Sredanovic
2161 Ashton Av.
Menlo Park, CA
94025

From: whjaking1@mac.com
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 12:54:21 -0700
Subject: Bay Plan Climate Change Policy

Jean King
4205 Colgate Way
Livermore, CA 94550-3414

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Please adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Sincerely,

Jean King

From: sherman@csuhaywad.us

To: info@bcdcc.ca.gov

Sent: Mon, 18 Oct 2010 13:54:20 -0700

Subject: Pass the Bay Plan Climate Change Policy

Sherman Lewis
2787 Hillcrest Ave
Hayward, CA 94542-1616

October 18, 2010

Sean Randolph

Dear Sean Randolph:

I urge BCDCC to adopt the staff's proposal for the Bay Plan Climate Change Policy to provide cities with guidance on protecting infrastructure and habitat from sea level rise.

After two years of extensive outreach, public hearings and BCDCC workshops it is time. The Plan advances California's Climate Adaptation Strategy and it will help ensure a common approach to sea level rise planning, instead of ignoring risks.

Sincerely,

Sherman Lewis
510-538-3692

From: tpressburger@aol.com
To: info@bccdc.ca.gov
Sent: Tue, 19 Oct 2010 22:49:28 -0700
Subject: Climate Change Policy

Thomas Pressburger
3789 Farm Hill Blvd.
Redwood City, CA 94061-1820

October 20, 2010

Sean Randolph

Dear Sean Randolph:

Please pass the staff suggested, publicly vetted policy. Please follow Obama's promise (at the national level) and restore science to its rightful place in advising public policy, in this case for cities to cope with sea level rise, no matter how inconvenient (for some).

Thank you.

Sincerely,

Thomas Pressburger
650 568 0102

From: nuthatch1701@yahoo.com
To: info@bcdcc.ca.gov
Sent: Tue, 19 Oct 2010 15:04:25 -0700
Subject: Pass the Bay Plan Climate Change Policy

Bonnie Doran
1169 Whispering Pines
Scotts Valley, CA 95066-4626

October 19, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

There are several irresponsible developers who want free rein and base their arguments, not on scientific data, but rather on perceived profits. Profit is not and should not be the bottom line; a sustainable, biologically-sound and functioning bay should and must be the bottom line. Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Thank you for your time and consideration.

Sincerely,

Bonnie Doran

From: stevenwrussell@gmail.com
To: info@bcdcc.ca.gov
Sent: Tue, 19 Oct 2010 13:29:26 -0700
Subject: Pass the Bay Plan Climate Change Policy

Steven W Russell
104 Oakwood Dr
Redwood City, CA 94061-3930

October 19, 2010

Sean Randolph

Dear Sean Randolph:

I am a resident of Redwood City and a frequent volunteer for Save the Bay planting and restoration projects in Palo Alto, Hayward and elsewhere and live slightly more than 2 miles from the Bay at an elevation only feet above sea level. There is currently no flood protection in my section of the baylands and the development being discussed in the Cargill salt ponds could directly impact my neighborhood as sea level rises due to increasing temperature and disrupted water cycles worldwide.

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I have attended several meetings and appreciate your staff's diligence and care in providing frequent forums for public discussion, education and input. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

I have seen the immediate and astonishing effects of restoration efforts on both sides of the Bay. Once planning has been accomplished and water flow is restored, the mudflats immediately begin to absorb water and filter out pollutants, and wildlife returns in abundance. No man-made structures can outperform the mudflats abilities to absorb and reduce the impacts of sea level rise. Building huge levees transfers the dangers to other portions of the Bay and leaves the areas behind the levees subject to any storm surge and widespread devastation.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Best regards

Steven W Russell
650.306.9598

From: bluebird7@mlode.com
To: info@bcdc.ca.gov
Sent: Tue, 19 Oct 2010 10:24:38 -0700
Subject: Pass the Bay Plan Climate Change Policy

Loretta Bodiford
PO Box 579
Soulsbyville, CA 95372-0579

October 19, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

Many native Californians such as myself have come to realize that "development" is often part of a disease process which then contaminates many other sources! The "fall-out" from these pathological processes often causes lasting problems which taxpayers must then pay to correct or to lessen the effects as often problems are ongoing despite obvious degradation to the environment. Will we ever learn to work WITH our planet rather than to exploit and "conquer" it?

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Loretta Bodiford

From: jensoasis@aol.com
To: info@bcdcc.ca.gov
Sent: Tue, 19 Oct 2010 05:49:25 -0700
Subject: Pass the Bay Plan Climate Change Policy

Jenny Wilder
19607 Sandy In
Apple Valley, CA 92308-9340

October 19, 2010

Sean Randolph

Dear Sean Randolph:

Without protections, the land will become degraded, and worth less. BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

The only ones to profit from these attacks would be those developers in the short time they are involved, and any politicians who seem to think that there is something in it for them.

Please help protect the bay, the people and wildlife habitat now.

Sincerely,

Jenny Wilder

From: laurazh2@lmi.net
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 23:19:26 -0700
Subject: Pass the Bay Plan Climate Change Policy

Laura Hays
2330 Eunice St.
Berkeley, CA 94708-1619

October 19, 2010

Sean Randolph

Dear Sean Randolph:

I have read and whole heartedly agree with what Save Our Bay has to say about BCDCC halting the obsolete model of development as defended by Cargill and other developers which includes filling the Bay for new construction. It ignores what we know now about how important traditional marsh lands are to a healthy bay. Climate change is coming ready or not. BCDCC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDCC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Laura Hays
510 5285245

From: jonwitt@cruzio.com

To: info@bcdcc.ca.gov

Sent: Mon, 18 Oct 2010 20:59:24 -0700

Subject: Pass the Bay Plan Climate Change Policy

Jonathan Wittwer
1927 Smith Grade
Santa Cruz, CA 95060-9758

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Sea level rise from Climate Change is real. Stick with the science and BCDC Staff Reports. Future generations (and this one too) will see you as courageous heroes.

Heed Governor Schwarzenegger and his warnings about monied self-interested types trying to get you to stick your head in the sand.

Sincerely,

Jonathan Wittwer
831-423-8265

From: creom1@sbcglobal.net
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 17:49:22 -0700
Subject: Pass the Bay Plan Climate Change Policy

carol reom
300 olive ave.
piedmont, CA 94611-4434

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat. Cargill and DMB haven't proven they have a better plan for the whole area, and are not interested in the later on. They want to make a profit now and will be gone tomorrow. The bay is forever and can so easily be lost.

Sincerely

carol reom
510 654 1998

From: Teresa Barrett [<mailto:teresa4petaluma@comcast.net>]
To: sean@bayareacouncil.org, info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 17:34:15 -0700
Subject: Support BCDCC & climate change planning

Dear Chair Randolph:

I am writing in support the Bay Plan climate change amendment. As you know, the process of amending the Bay Plan to address climate change was launched in early 2009 with a report describing the latest research on the impacts global warming will likely have in the Bay Area. Nearly two years later, BCDCC is poised to adopt thoughtful, carefully studied proposals, which have my support.

BCDCC's proposed policies support continued in-fill development, remediation of contaminated sites and adaptive use of low-lying areas in a manner that addresses the dangers of accelerated sea level rise. I am glad to see that BCDCC is moving to reflect the recommendations regarding sea level rise in the California Climate Adaptation Strategy.

BCDCC has held a number of public hearings on the proposed Bay Plan amendments, organized public workshops, received extensive feedback from stakeholders, and coordinated with other federal, state, regional agencies, and of course with local governments. BCDCC held additional hearings and extended the public comment period several months, at the request of the regulated community. And the plan's language has been revised and refined throughout in response to the many excellent ideas advanced by the building industry, the environmental community, local governments, the general public and the Commission itself.

Today, the Bay Area simply must be a leader in facing the threats posed by climate change and sea level rise. BCDCC should face up to its responsibilities and continue its role as an international leader in climate adaptation planning.

Teresa Barrett
Petaluma City Council
Voice: 707.953.0846
Fax: 707.762.6411
E-mail: teresa4petaluma@comcast.net

From: bluesntrouble@gmail.com
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 16:44:21 -0700
Subject: Pass the Bay Plan Climate Change Policy

Kevin Greenwood
9210 Pelham Way
Elk Grove, CA 95624-3531

October 18, 2010

Sean Randolph

Dear Sean Randolph:

The San Francisco Bay Conservation and Development Commission has shown its leadership by educating the Bay Area about the challenges of sea level rise. However, individual elected leaders often vote with personal and corporate interests that feed their election coffers, putting the good of the Bay, their cities, and the environment of future generations at risk.

As a third-generation San Franciscan who lives half of each month in Woodside, I stay cognizant of Bay related issues. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Kevin Greenwood
916-538-1228

From: eliu390@gmail.com

To: info@bcdcc.ca.gov

Sent: Mon, 18 Oct 2010 14:44:19 -0700

Subject: Pass the Bay Plan Climate Change Policy

Eric Liu

390 Menhaden Ct.

Foster City, CA 94404-1933

October 18, 2010

Sean Randolph

Dear Sean Randolph:

How about this. Think about the smell of the ocean. The incomprehensible beauty of birds in flight, of foam-crested waves smashing onto the shore.

Will you allow it to be destroyed?

The very world around us, when you think about it, is a truly a miracle. These everyday things like the ocean, which we hold as mundane... When people who do not have the fortune to live in as good an area as we do see the bay for the first time, I can honestly say that they have an almost spiritual experience. It moves them to tears, touches their souls.

I understand that there are always other concerns: policy, money, etc. But these things will not last. My grandchildren, no no. Even the next generation, my kids, will never see a polar bear, except those captured on film or paper. We have already greatly damaged our home; though people's choices may be right with respect to budget and laws, those same people will forever live with how they stood by and watched, or perhaps how they stood by and counted their money, as something precious and irreplaceable was obliterated.

It is your choice. Do not listen to Cargill. Do not listen to anybody but yourself, and show us that you know what's right.

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive

outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

We are a part of nature.

Eric Liu

From: spring5@mindspring.com
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 14:34:22 -0700
Subject: Pass the Bay Plan Climate Change Policy

Cindy Spring
6886 Pinehaven Rd.
Oakland, CA 94611-1016

October 18, 2010

Sean Randolph

Dear Sean Randolph:

I've been concerned about the health of the bay for many years and I think the BCDC has an opportunity to again be a national example of how citizens care for their environment. BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat. I encourage you to take the visionary step outlined in the staff proposal.

Sincerely,

Cindy Spring

From: nrkingx@rocketmail.com
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 14:24:21 -0700
Subject: Pass the Bay Plan Climate Change Policy

Norman King
3266 Ptarmigan Dr. Apt. 4B
Walnut Creek, CA 94595-3149

October 18, 2010

Sean Randolph

Dear Sean Randolph:

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

I grew up in Alameda, and I have seen the effects of filling in the bay. The shoreline that I remember has disappeared, and the water is rising against the heritage sea wall built 100 years ago. How long can it hold?

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Norman King

From: syrett1@earthlink.net
To: info@bcdcc.ca.gov
Sent: Mon, 18 Oct 2010 14:19:22 -0700
Subject: Pass the Bay Plan Climate Change Policy

Suzan Syrett
412 Chester Street
Menlo Park, CA 94025-2524

October 18, 2010

Sean Randolph

Dear Sean Randolph:

Our policy with regards to the Bay has never been more important. It supplies critical habitat for many species. In addition, we have to start a policies that will climate change and the raise in water level it will bring. I strongly support a quick adoption of your staff's proposal to deal with these issues for the Bay

BCDC has shown its leadership by educating the Bay Area about the challenges of sea level rise. I urge you now to promptly adopt the staff's proposal for the Bay Plan Climate Change Policy that gives cities guidance on how to protect infrastructure and crucial habitat in areas vulnerable to sea level rise.

This policy has been carefully crafted through two years of extensive outreach, public hearings and BCDC workshops. It advances the California Climate Adaptation Strategy that Governor Schwarzenegger adopted in 2009 and it will help ensure a common and cautious approach to sea level rise planning, instead of allowing cities and developers to ignore risks.

Please reject the false claims and attacks of developers, and adopt these policies that will help guide the Bay Area's sea level rise planning to protect people and wildlife habitat.

Sincerely,

Suzan Syrett

From: trkennedy3@gmail.com

To: info@bcdcc.ca.gov

Sent: Wed, 20 Oct 2010 09:44:34 -0700

Subject: Don't pass the Bay Plan Climate Change Policy without more debate

Tom Kennedy

PO Box 511

Alviso, CA 95002-0511

October 20, 2010

Sean Randolph

Dear Sean Randolph:

I received email asking me to blindly send an email endorsing the BCDCC's proposed climate change policy.

Only a fool would suggest that we shouldn't have a policy to deal with expected climate change in a responsible matter.

Only an idiot would blindly take somebody else's word that a new policy that he hasn't personally studied is a good (or bad) idea.

The fact that you are soliciting people to send you email with text that you proposed strikes me as particularly dis-ingenuous. It smacks of someone trying to drum up support by emotional appeal to people who don't know what you are talking about -- my first reaction to that is that means your position is probably bad and/or undefendable and on that basis should be opposed.

I've done a little research since originally receiving email soliciting my statement of support. So far all I've been able to conclude is that there is significant debate and nobody really understands what adoption of this policy would actually mean or effect. That's just a recipe for litigation and gridlock -- maybe that's your intention. If so just openly state that and we can honestly debate it. If not, let's take a little more time to understand the full implications of the proposed policy before rushing in to adopt it.

Why such a rush? Why not spend more effort getting the actual text of your proposed new policy published where lots more people can read it and understand the implications of the proposed language.

Sincerely,

Tom Kennedy
408 934-1422